

PROPERTY INFORMATION: The Arbor Phase 2 Final

ADDRESS: 1119 & 1120 Riverbend Drive

DISTRICT, LAND LOT: 11th Civil District; Control Map 077H, Group C, Parcel 001.00 & 002.00

OVERLAY DISTRICT: N/A

EXISTING ZONING: PD – Planned Development

PROPOSED ZONING: PD – Planned Development

ACRES: +/- 9.248

EXISTING USE: Vacant

PROPOSED USE: Residential

INTENT

The applicant is seeking final plan approval for the Arbor Phase 2. The development, which consists of 47 multi-family units, displays the required 25’ development free periphery zone as required by the PD zone and an appropriate density of 4 units per acre based on their dedication of 6.607 acres of open space.

Land Star Development, LLC has also requested the Planning Commission accept a surety instrument for the remaining on-site improvements listed in their bond estimate totaling \$320,809.88

D.R. Horton is also requesting that the Planning Commission accept a surety instrument for the remaining on-site improvements listed in their bond estimate totaling \$154,622.18

Both surety instruments will have a performance date of March 18, 2027 and an expiration date of June 18, 2027.

Staff Comments:

- This Commission approved the vacating of the 15’ wide sewer line easement at the June 19, 2025 regular planning commission meeting.
- Water & Sewer departments are still awaiting Board of Mayor & Aldermen approval for the vacating of the 15’ wide sewer line easement & they are awaiting camera work for storm water’s needs.
- The traffic department is also awaiting lighting design plans for the streets, which has been included on the bond estimate for Land Star Development.

Staff recommends granting final plan approval for The Arbor Phase 2 and accepting both surety instruments for the remaining on-site improvements listed in the bond estimates, totaling \$320,809.88 and \$154,622.18 contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney.

The Arbor Ph. 2 Site Map

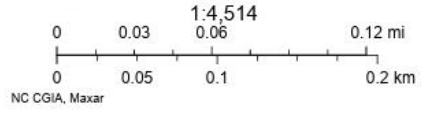


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Sullivan County Parcels Jan 2023

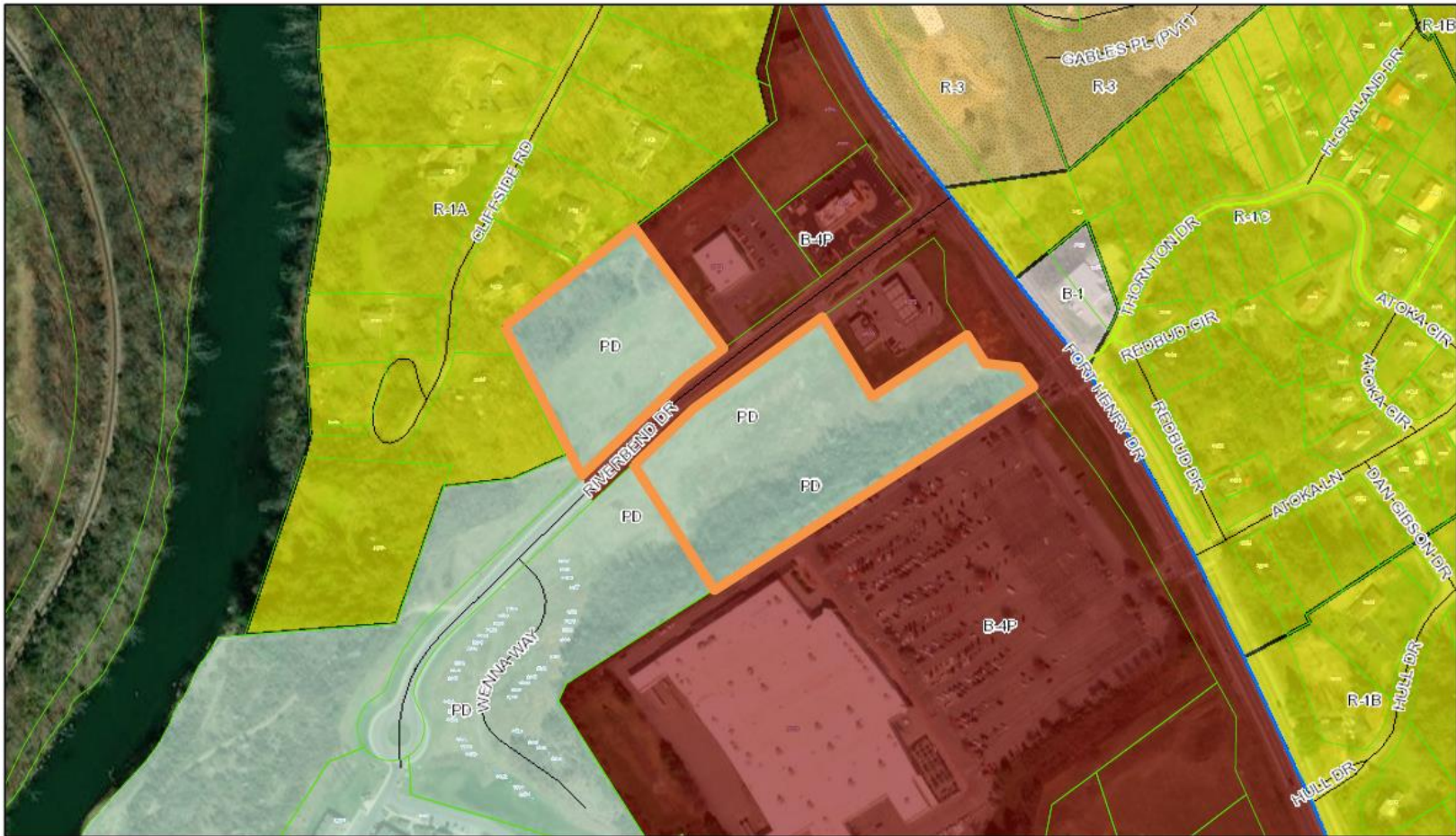
Parcels
Streets
Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- Kpt 911 Address



Web AppBuilder for ArcGIS

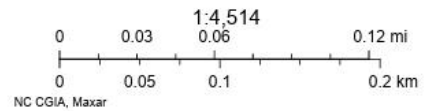
The Arbor Ph. 2 Zoning



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Sullivan County Parcels Jan 2023

Parcels	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
City Zoning	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
<NUJ>	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
T/C	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
R-5	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
GC	B-2	GC	PBO-3	R-1	R-3B	Interstate	Ramp
	B-3	M-1	PBO"	R-1A	R-4	Expressway	Kpt 911 Address



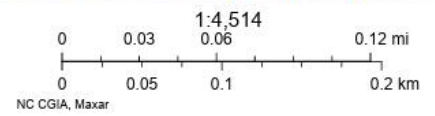
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The Arbor Ph. 2 Utilities



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- Sewer Mains
- Water Lines
- Sewer Manholes
- Kpt 911 Address

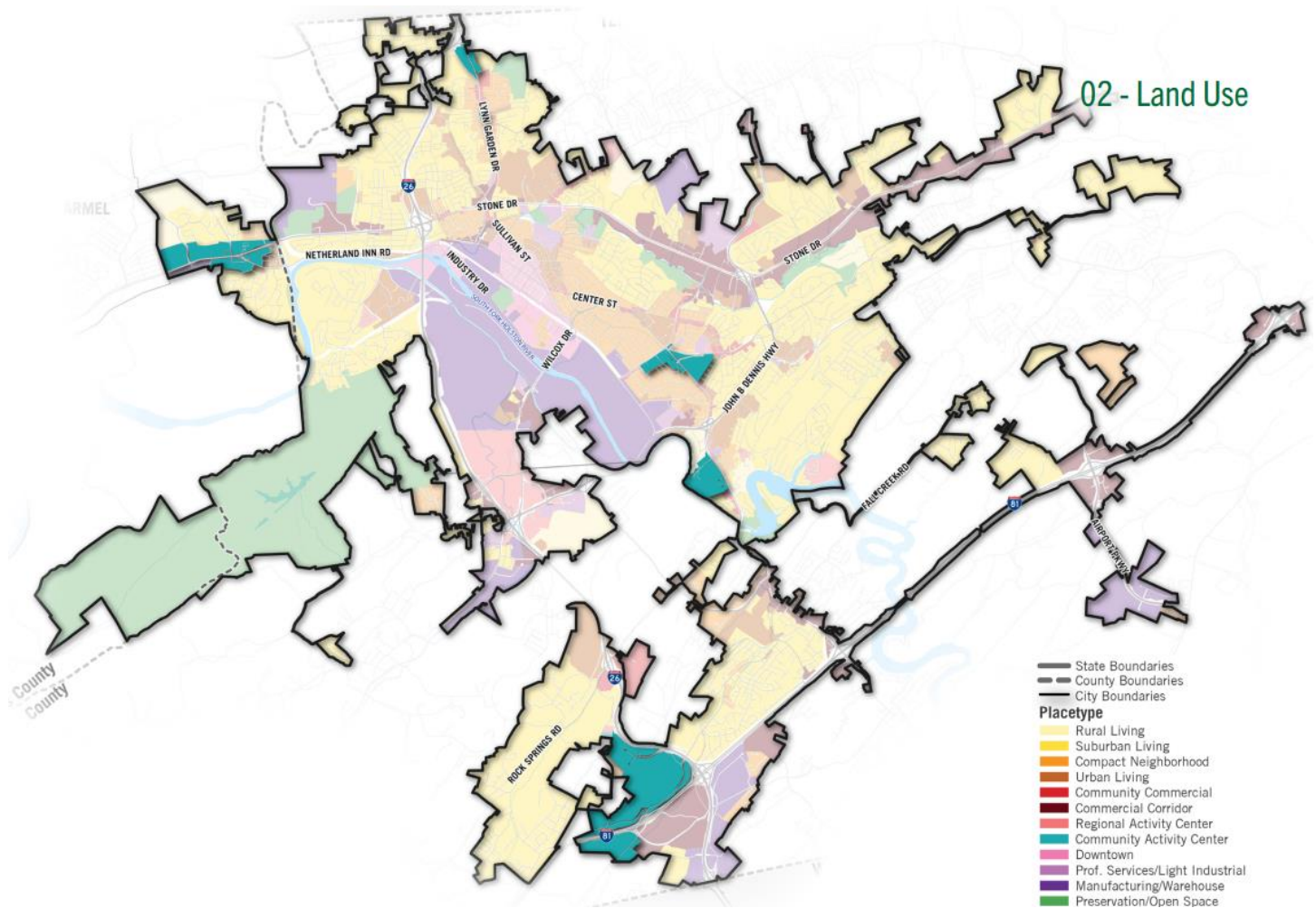


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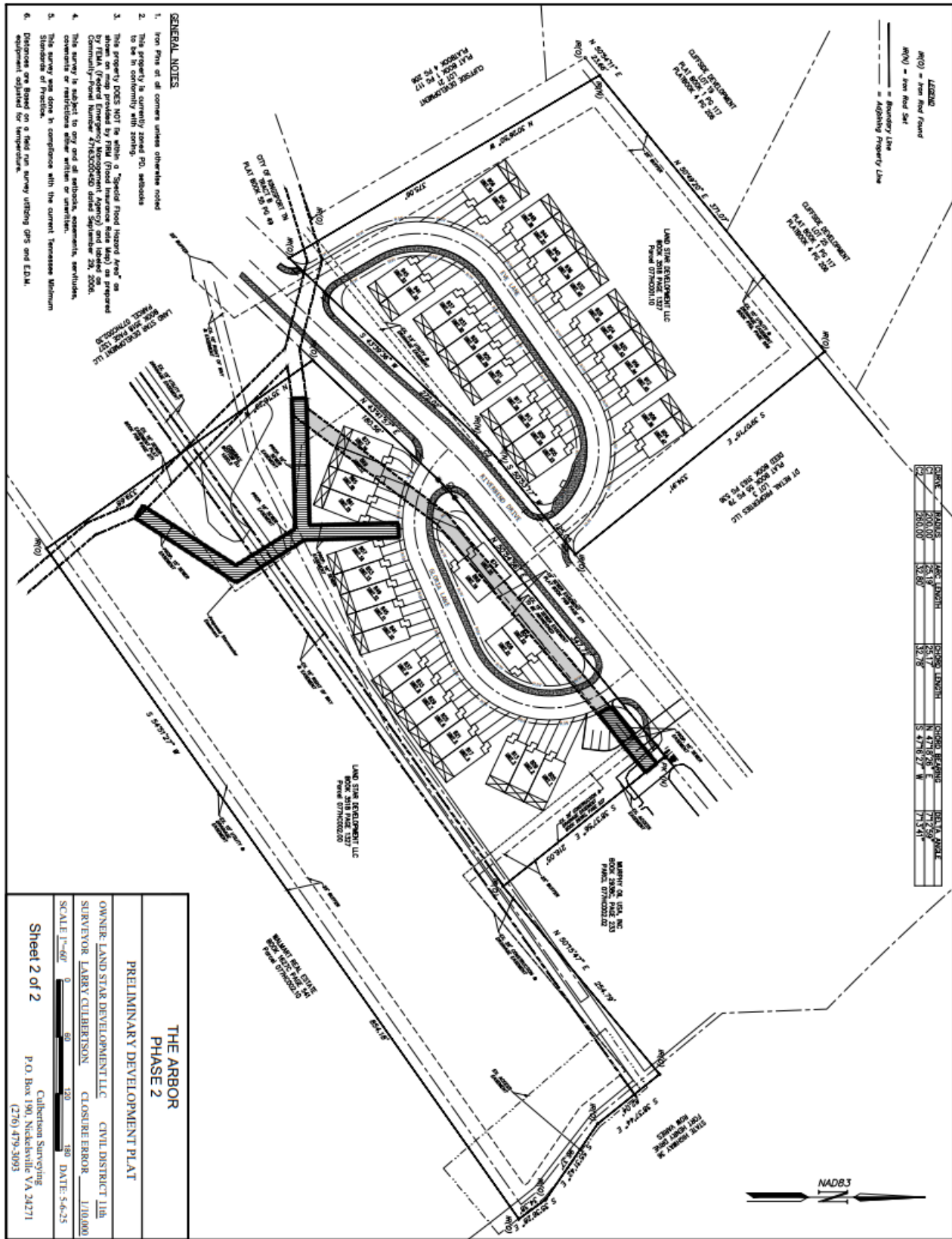
Community Activity Center

CHARACTER AND INTENT

Community Activity Centers offer the ability to live, work, and play in one geographically compact area, with a high intensity of uses organized around nodes of activity. This place type may serve as an employment center and shopping destination for adjacent neighborhoods and can include a mixture of different housing options within close proximity to the goods and services that residents use on a daily basis. Buildings typically stand two or more stories, with residences or offices located above street level storefronts. The design and scale of development in a mixed-use center encourages active living through a comprehensive network of walkable, complete streets.



The Arbor Phase 2 Preliminary



Eastern Property View (Parcel 002.00)

5/15/2025



6/12/2026



Western Property View (Parcel 002.00)

5/15/2025



6/12/2026



Western View (Parcel 001.00)

5/15/2026



6/12/2026



Eastern Property View (Parcel 001.00)

5/15/2026



6/12/2026



Recommendation:

Staff recommends granting final plan approval for The Arbor Phase 2 and accepting both surety instruments for the remaining on-site improvements listed in the bond estimates, totaling \$320,809.88 and \$154,622.18 contingent upon both surety instruments being submitted and approved in a form acceptable to the City Attorney.