

Newhaven PUD

Gregg Lane

November 9, 2022

2021-P-1338-ZO (Preliminary) – *Item 1*

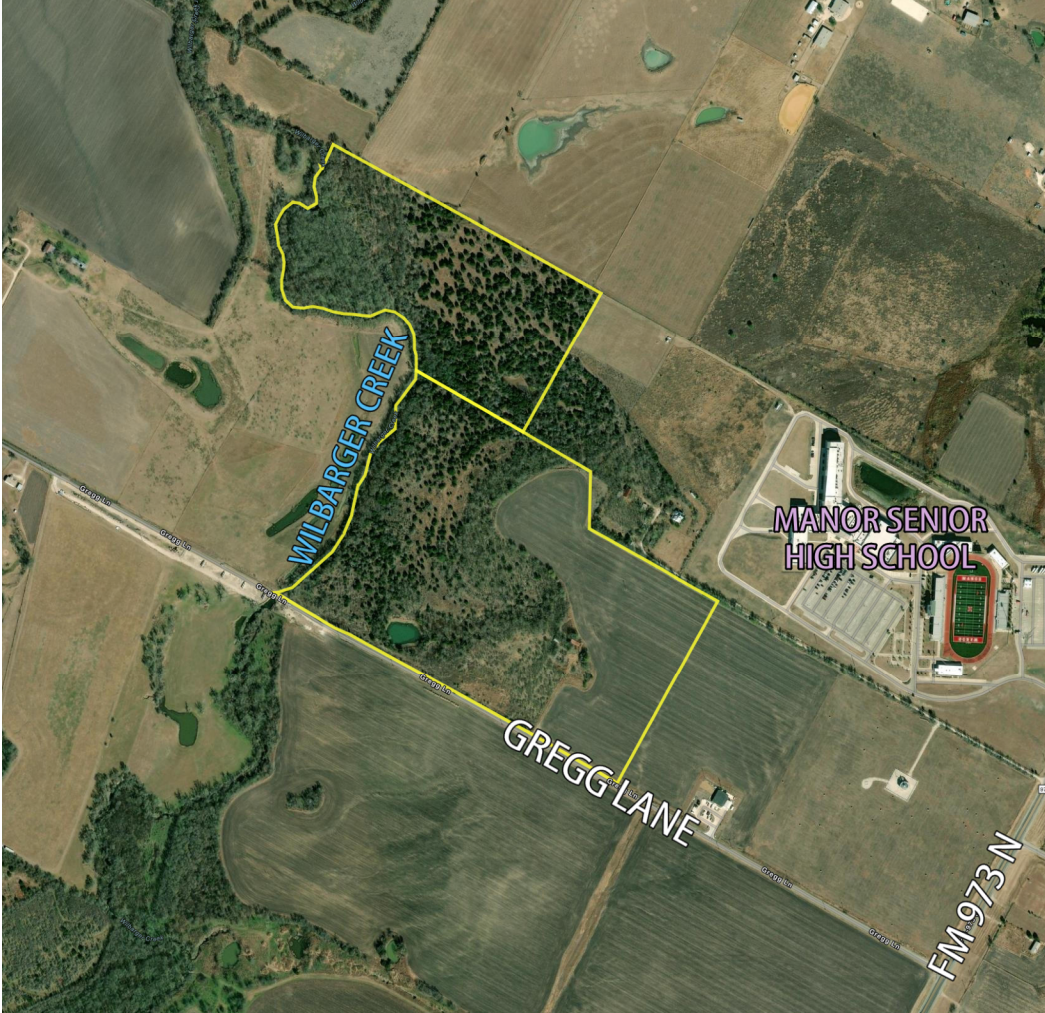
&

2022-P-1480-ZO (Final) – *Item 2*

Site Aerial



Site Aerial - Existing



Request and Context

Rezoning:

- Planned Unit Development (PUD)

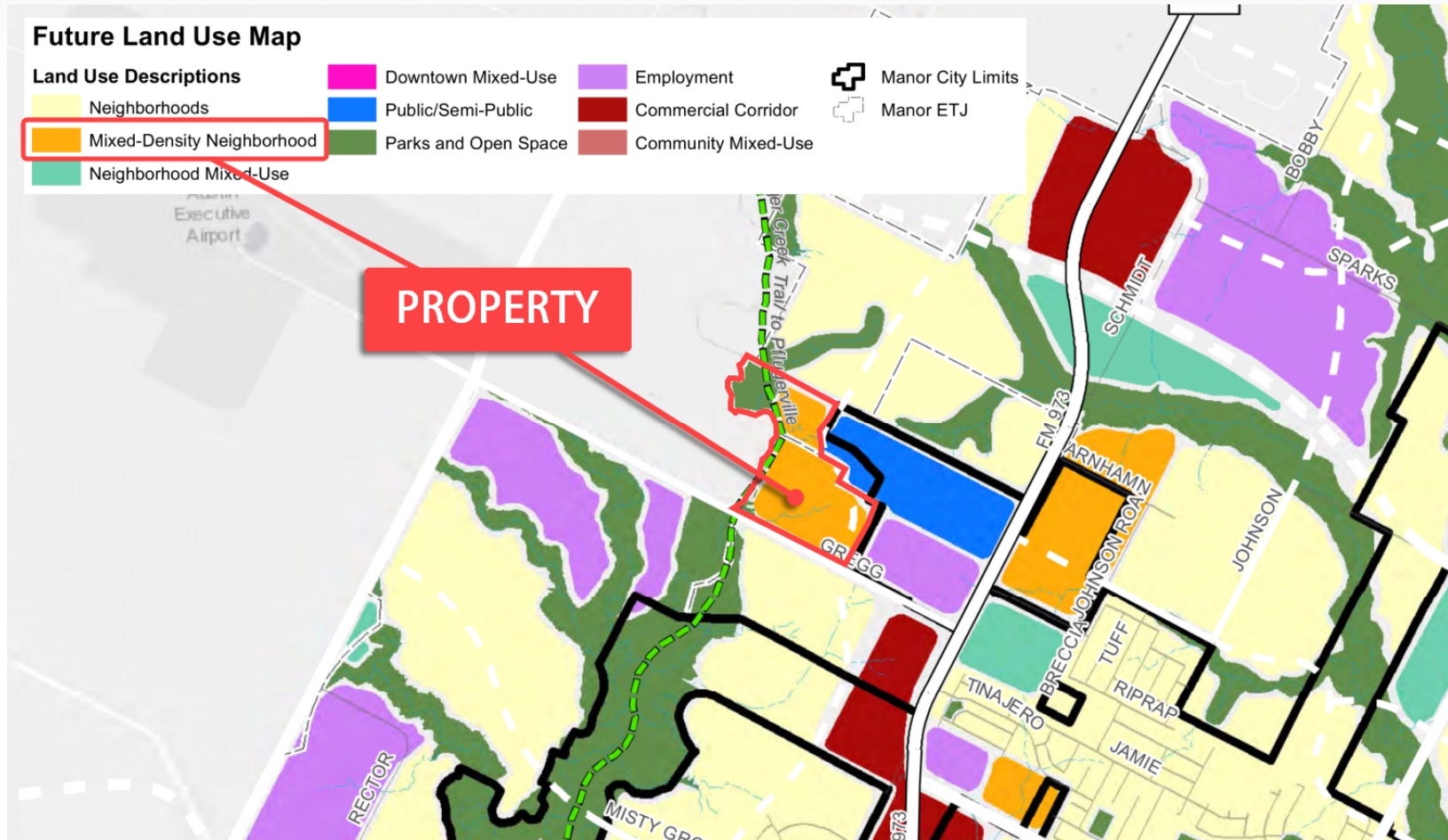
Annexation Development Agreement:

- Currently two agreements (covering 60.37 acres and 41.18 acres)
- August 7, 2017

Council Resolution accepting Annexation Petition:

- Proposing one agreement (covering 90.35 acres)
- Petition to annex approved by City Council November 2, 2022

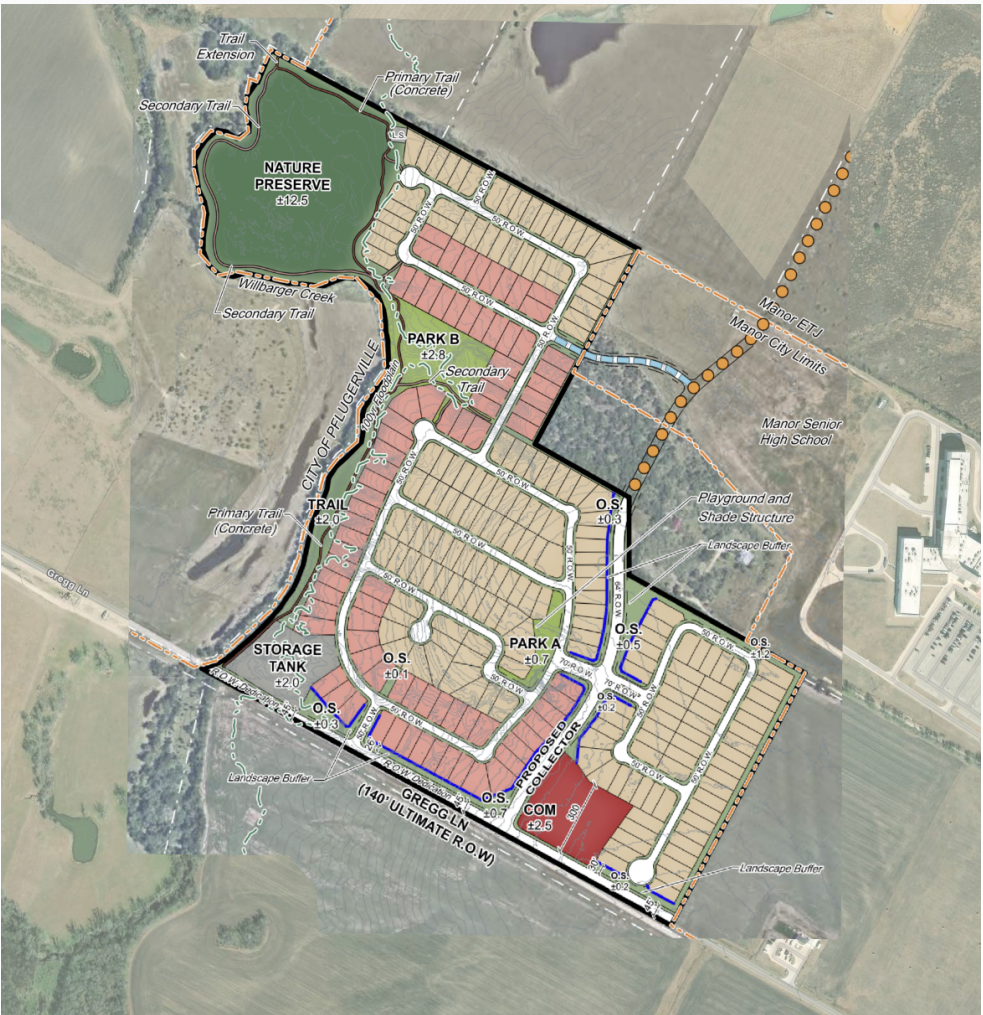
City of Manor Comprehensive Plan (Not Adopted)



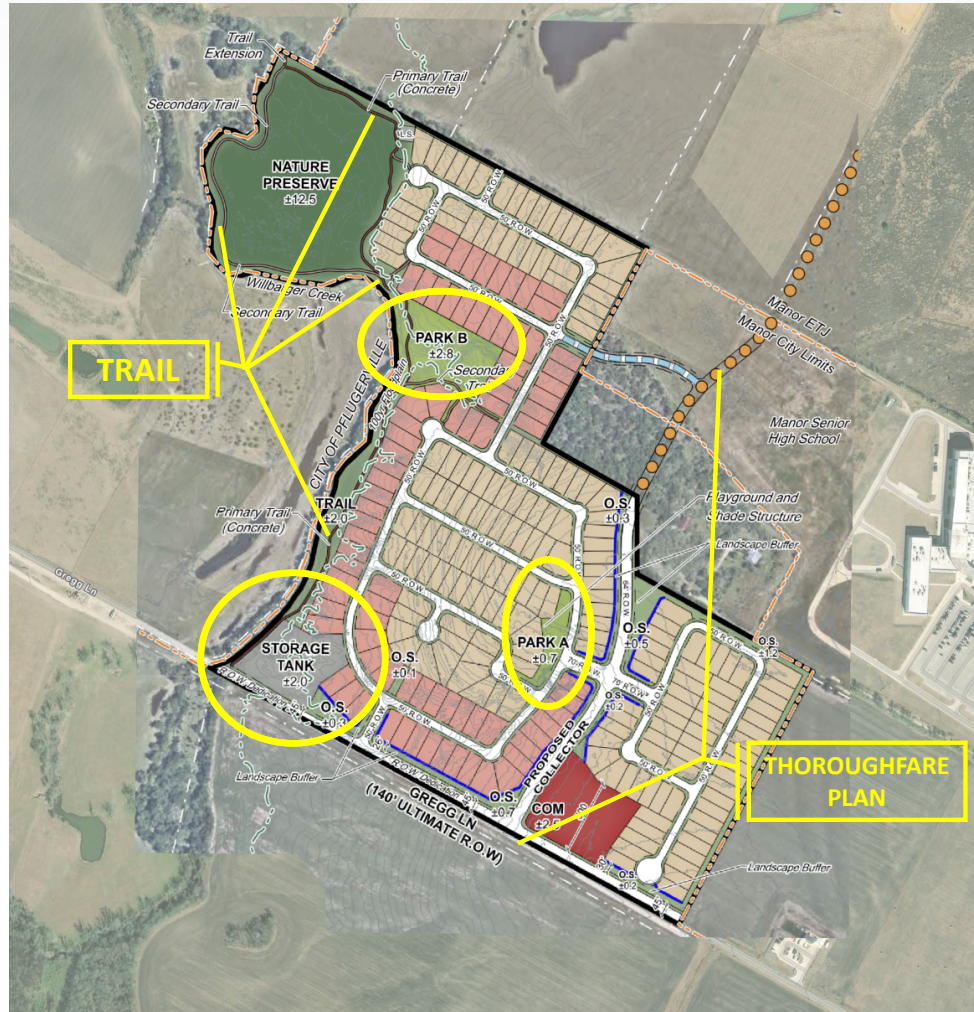
Planned Unit Development (PUD)

- **Mix of Uses:**
 - Single Family Residential – mix of 50' & 60' lots
 - Commercial
 - Utility (future water tower)
- **Landscaping:**
 - Gregg Lane: 15' wide buffer; four 3" caliper trees & fifteen 3 gal shrubs for every 200 linear feet
 - Single Family Lots: Two 2" trees & six 2 gal shrubs per lot
 - Collector Road : 10' wide buffer; one 3" caliper tree & five 3 gal shrubs for every 50 linear feet
- **Parkland:**
 - Fee-in-lieu
 - Creek-side trail
 - 2 amenitized parks
- **Utility Lot:**
 - Dedication of 2.0 acres to City of Manor for Water Storage

Site Aerial - Proposed



Proposal Highlights



Nature Preserve and Trail

- 5,300 linear feet of trail,
- Connected to and consistent with trail to south, stubbed out to connect to north
- Concrete trail and park bench amenities along trail



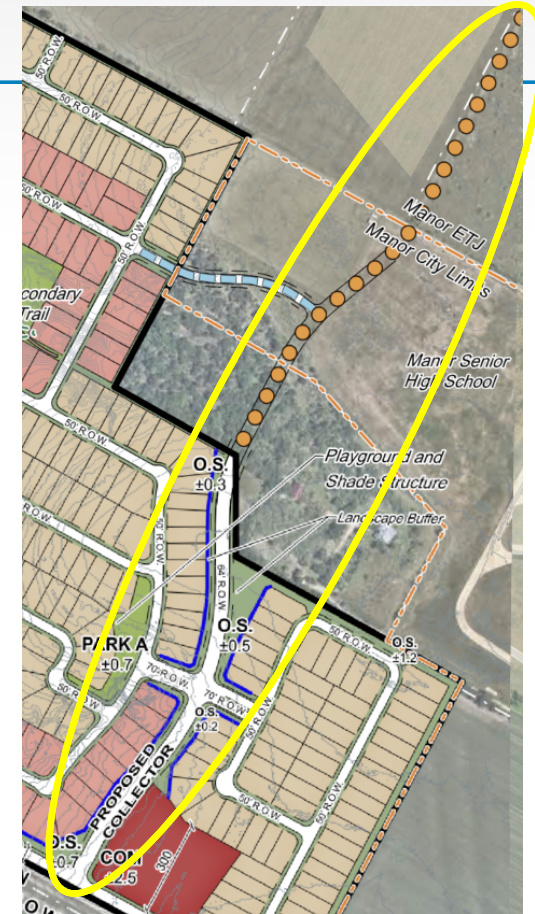
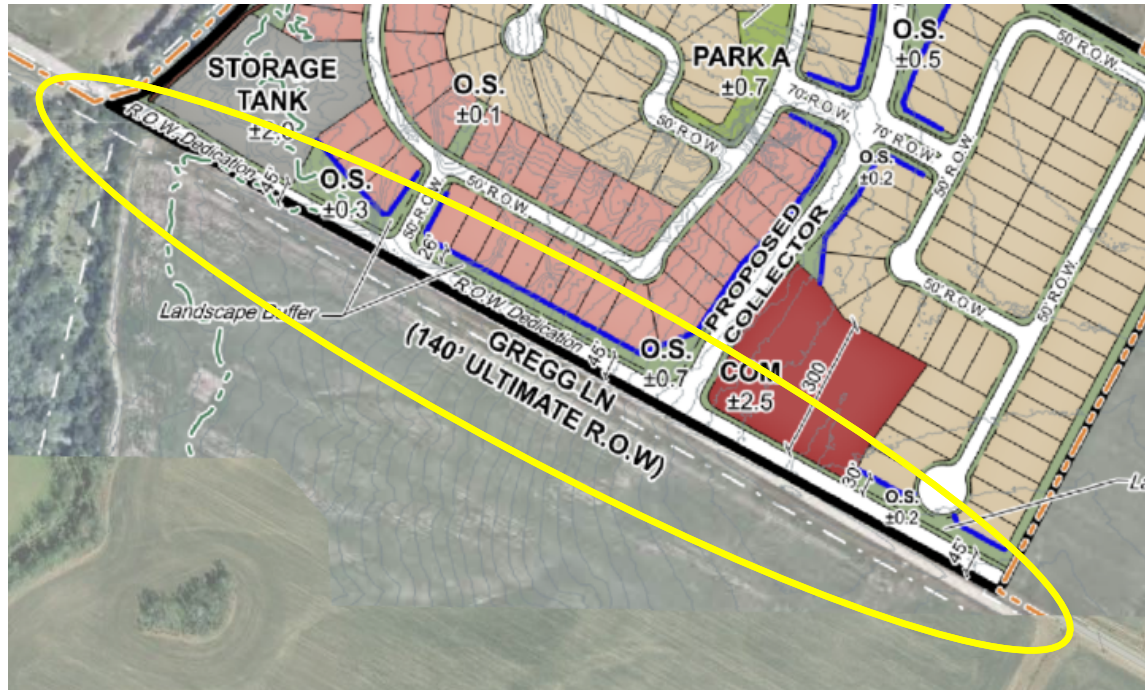
Interior Parks

- Amenitized with shade structures, playgrounds, swing set, gazebo, benches, & picnic tables
- Complementary to parkland dedication fee

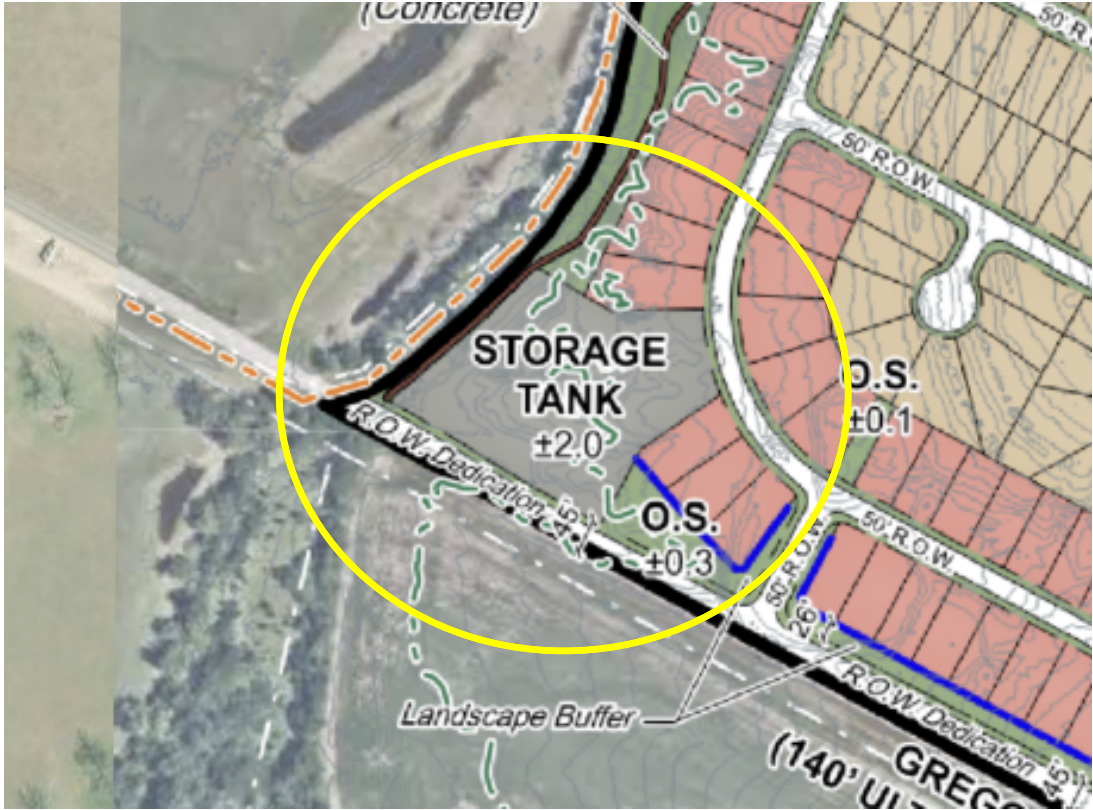


Streets and Right of Way

- In compliance with City's Thoroughfare Plan



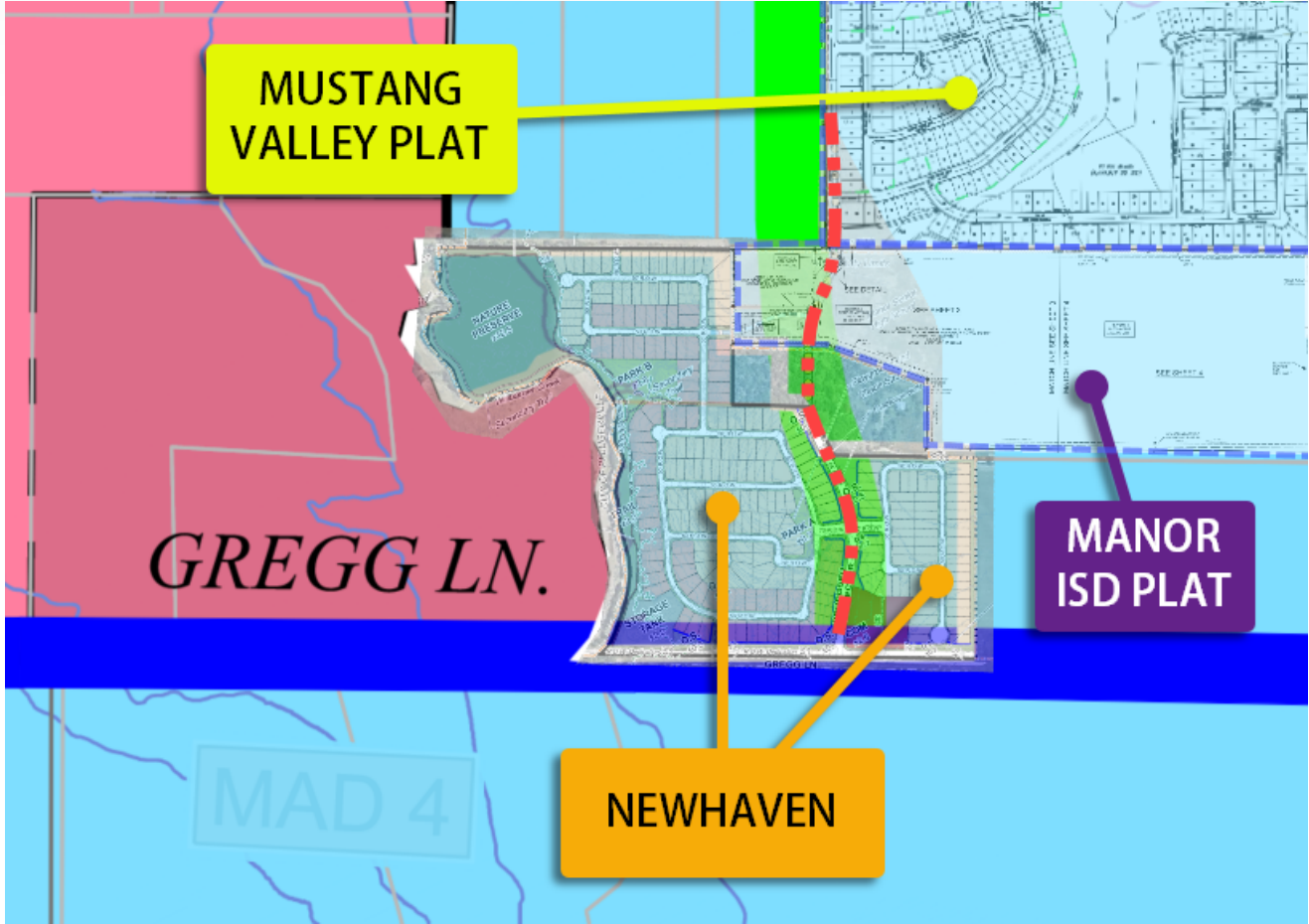
Water Storage Site



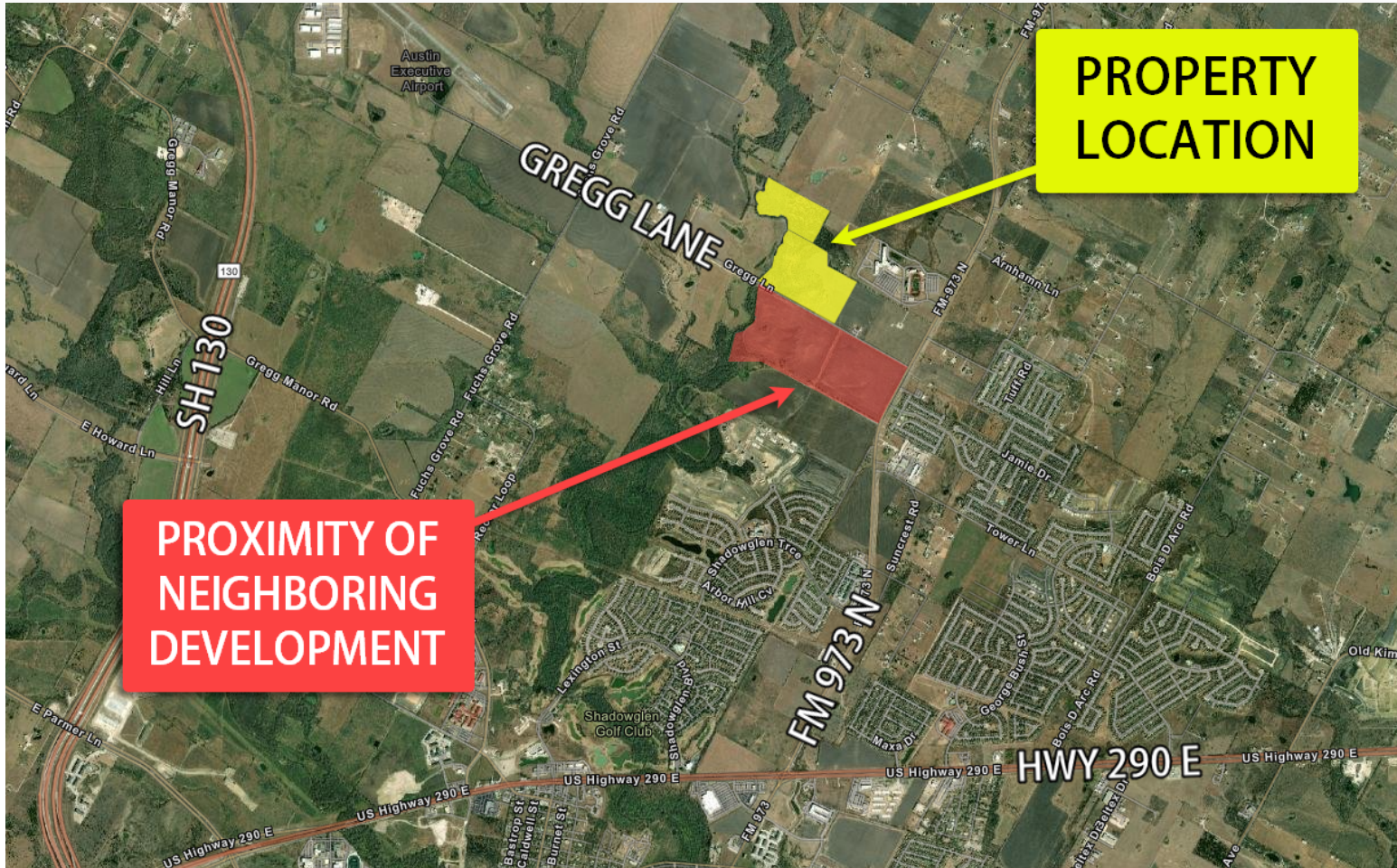
Request

Recommendation in favor of this Planned Unit Development.

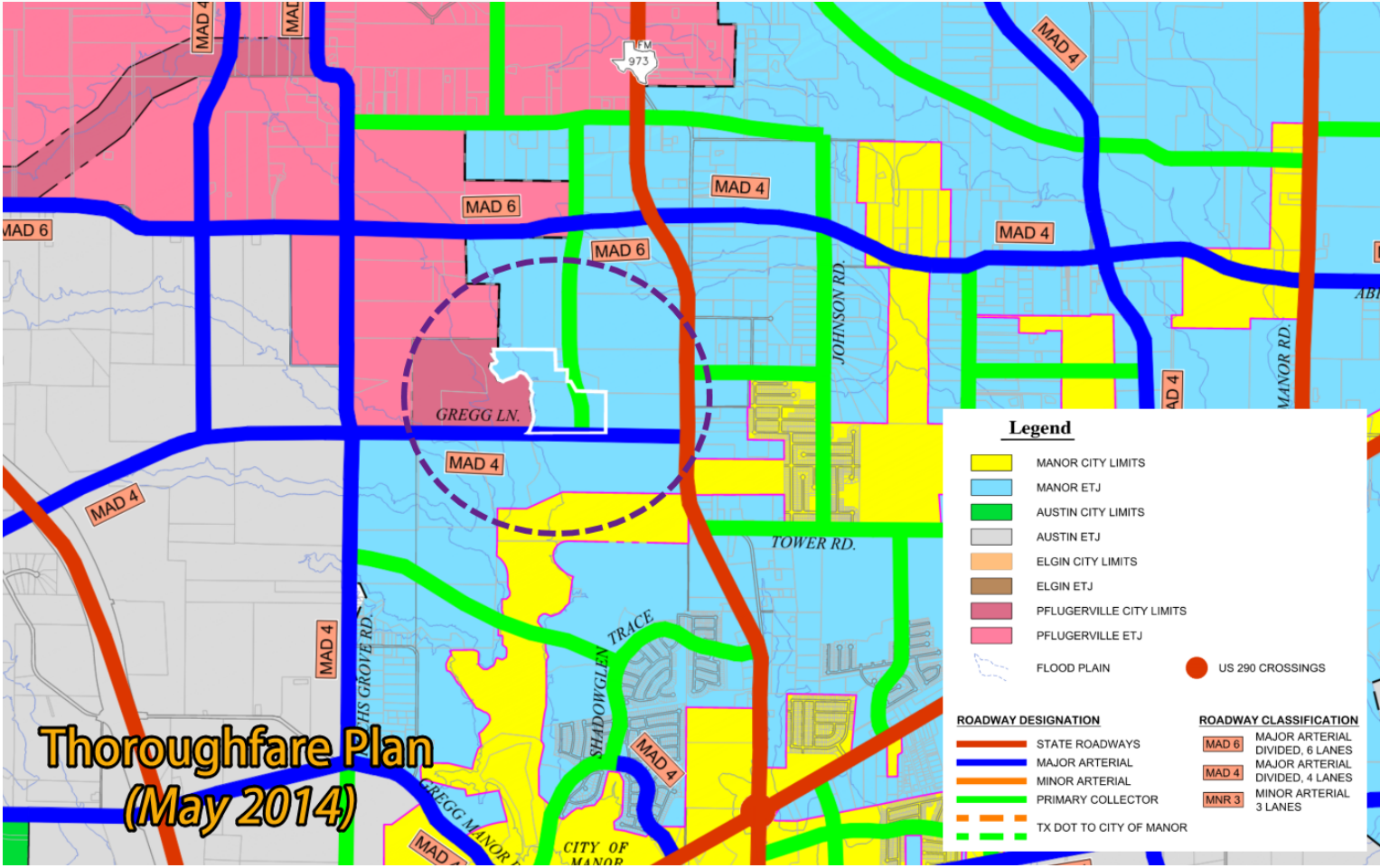
Adjacent Developments Relative to Thoroughfare Plan



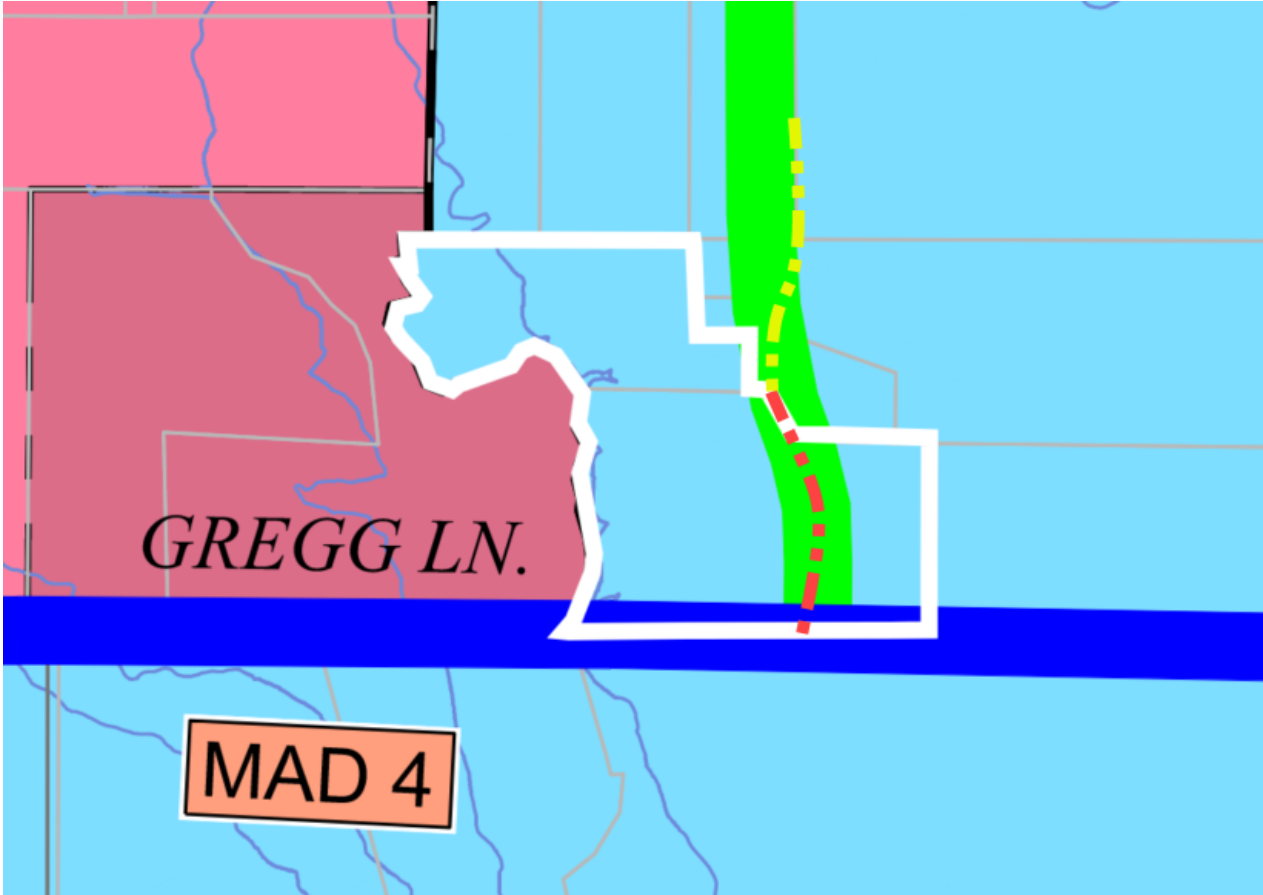
Site Aerial – Adjacent Development



Thoroughfare Plan



Thoroughfare Plan



Thoroughfare Plan

