



Planning and Zoning Commission Agenda Item Summary Report

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| Meeting Date: October 3, 2019 | Submitted by: A.C. Dixon |
| Item Title: Discuss and consider approval of a site plan for Avilla Oakridge, located north of N. Gateway Boulevard and south of Reeder Lane. | |
| Public Hearing Item [] Consent/Action Item [X] | Documentation Attached: Site Plan Building Elevations Landscape Plan |

Item Summary:

Mr. Jason Flory, P.E., representing the property owner, requests approval of a site plan for Avilla Oakridge. The purpose of the site plan is to provide the site design for the residential development of the property.

Image 1: Location Map



Current Standards:

The property is currently vacant and undeveloped, consisting of 18.3997 acres of land zoned within the Meadow Ridge Farm Planned Development. The property is regulated by Ordinance 19-17, adopted by City Council on May 7, 2019. The property zoning does allow for the cottage style residential neighborhood that is being developed.

Site Plan:

The site plan displays 209 units, with nine (9) building types used. There are 60 one-bedroom units, 81 two-bedroom units, and 68 three-bedroom units. The club house, which is required to be constructed in Phase 1, is located behind the leasing center and must contain a pool, spa and bbq island.

The building elevation plan shows that siding and stone is the primary exterior construction material. The primary exterior construction material of the garage structures is siding. The building elevation plans show nine (9) different elevation plans that will be used.

The site plan includes 403 parking spaces. Parking is provided at a rate of 1.928 spaces per unit. Sidewalks, and bicycle racks are provided throughout the property. The landscape plan meets all requirements listed in Ordinance 19-17 and the Zoning Ordinance.

The screening walls/fences meet the zoning requirements. Fencing along N. Gateway Boulevard and the southeast side closest to Reeder Road consists of four-foot (4') masonry with two-foot (2') wrought iron on top, for a total height of six-feet (6'). The remainder of the perimeter fencing is six-foot (6') board-on-board.

Accessibility:

The development has direct access to North Gateway Boulevard.

Future Requirements:

If approved, future development of the property will require approval of:

1. Building Plans (staff approved)

Public Notification:

Staff provided notification of the public hearing to nearby property owners and published notification in the Forney Messenger newspaper. Staff has not received any public response.

Staff Recommendation:

Staff recommends approval of this request, as presented. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.