



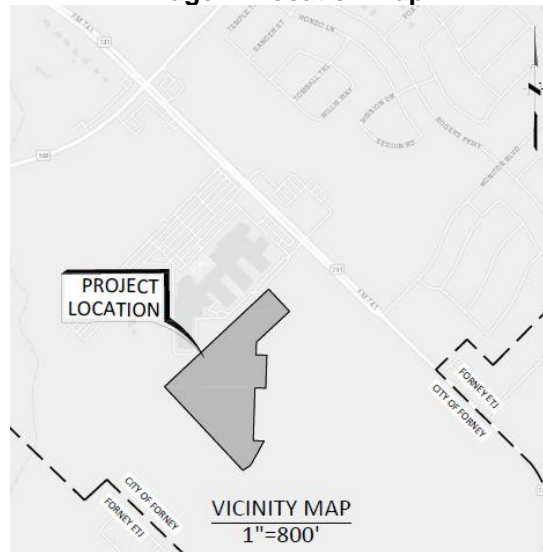
City Council Agenda Item Summary Report

Meeting Date: July 19, 2022			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for the Bellagio Multifamily, located northwest of the intersection of Bellagio Parkway and Laguna Vista Drive.			
Attachments: Site Plan Building Elevations Landscape Plan			

Item Summary:

Quiddity Engineering, representing the property owner, requests approval of a site plan for Bellagio Multifamily. The purpose of the site plan is to provide the site design for the multi-family residential development of the property.

Image 1: Location Map



Current Standards:

The 11.73-acre property is currently vacant and undeveloped. The property is zoned within the Bellagio Planned Development, which was established with City Council zoning approval on January 19, 2021. Multi-Family residential developments are permitted up to up to thirty-two (30) dwelling units per acre. Forney High School and the Bellagio Laguna site are directly adjacent to this property.

Site Plan:

The site plan displays 300 units, with six (6) buildings. The proposed multifamily development is 25.6 units per acre which is permitted by right within this planned development. A club house is located in building 1. The central mail center and the leasing office in located in building 1 as well.

The building elevation plans shows that fiber cement siding, stone and brick is the primary exterior construction materials. The primary exterior construction materials of the garage structures will be brick and stone. The materials are approved by the International Building Code.

The parking includes 423 uncovered spaces, 111 garage spaces. Sidewalks, and bicycle racks are provided throughout the property. Parking is provided at a rate of 1.78 spaces per unit.

The landscape plan meets this requirement and all other requirements listed in Ordinance No. 21-10 and the Zoning Ordinance.

Accessibility:

Access to Bellagio Parkway and Laguna Vista Drive is provided.

Recommendation:

The Planning and Zoning Commission recommended approval of the request on July 7, 2022.