



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Remington Pointe Plat 1 – Final Plat

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** September 8, 2023

**MEETING DATE:** September 12, 2023

### GENERAL INFORMATION

**Owner/Applicant:**

Remington Pointe, LLC

**Owner's Representative:**

Erin Ollendike, P.E. with Civil Design Advantage

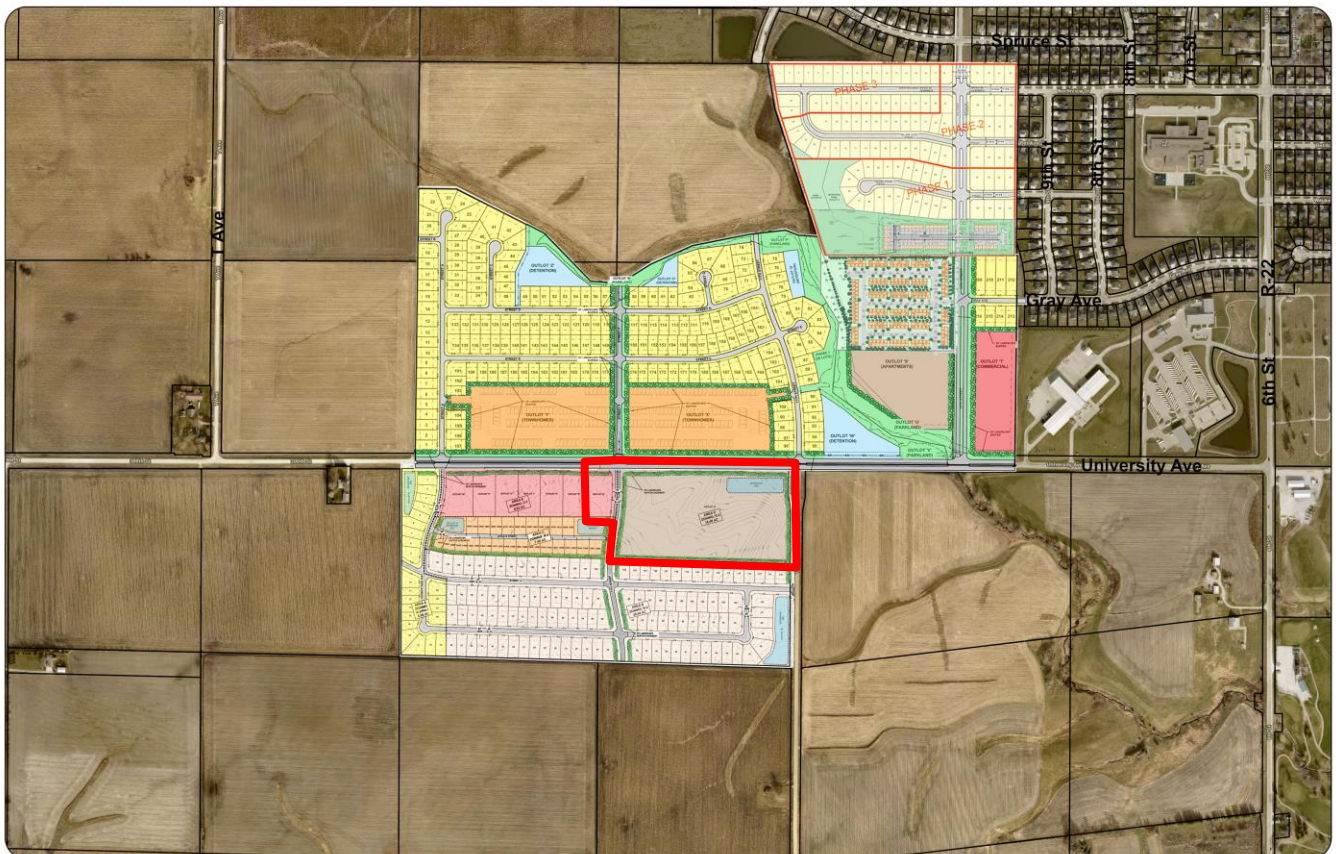
**Request:**

The applicant is requesting approval of a final plat for a subdivision that includes multi-family residential and commercial development.

**Location and Size:**

Property is generally located south of University Avenue and west of 11<sup>th</sup> Street, containing approximately 19.64-acres.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **RED**).

## LAND USES AND ZONING

| Location             | Existing Land Use                          | Comprehensive Plan   | Current Zoning  |
|----------------------|--|--|---|
| Property in Question | Vacant – Undeveloped                       | High Density Residential & Mixed Use   | R-3 (Multi-Family Residential District) and C-1 (Community and Highway Service Commercial District) |
| North                | Prairie Village Neighborhood               | Single Family Residential, Medium Density Residential, High Density Residential, & Mixed Use | R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome District)                |
| South                | Vacant – Undeveloped                       | Single Family Residential & Medium Density Residential                                       | R-2 (One & Two Family Residential District) & R-4 (Row Dwelling & Townhome District)                |
| East                 | Vacant – Undeveloped (Future Civic Campus) | Institutional  | N/A (Dallas County)   |
| West                 | Vacant – Undeveloped                       | Mixed Use & Medium Density Residential   | C-1 (Community and Highway Service Commercial District) & R-4 (Row Dwelling & Townhome District)    |

## HISTORY

The subject property was rezoned from A-1 to R-3 and C-1 in November 2022.

## PROJECT DESCRIPTION

### LOTS

The final plat identifies a total of two outlots for future development. Outlot Y is zoned C-1, Community and Highway Service Commercial District. Outlot Y is 1.18 acres in area and is intended for future commercial development. Outlot Z is zoned R-3, Multi-Family Residential District. Outlot Z is 14.94 acres in area and is intended for future multi-family residential development.

### STREETS AND TRAIL

An extension of 17<sup>th</sup> Street will be provided. Improvements to University Avenue and 11<sup>th</sup> Street will be provided. This includes HMA asphalt overlay. A small portion of a private street will be provided along the south side of the commercial property, Outlot Y. This will eventually provide access into the townhome development to the southwest and to the adjacent commercial properties.

A 10-foot-wide trail will be provided along the west side of 17<sup>th</sup> Street. Five-foot wide sidewalks will be provided along all other sides of all streets with individual lot development.

### UTILITIES

Public utilities will service the proposed development. Sanitary sewer and water will be provided from area mains.

### **EASEMENTS**

All proposed easements have been indicated on the final plat. Landscape buffer easements have been indicated along all sides of Outlot Z and the north, east and south sides of Outlot Y.

### **PARKLAND DEDICATION**

Parkland dedication requirements will apply to the project because of its residential nature. The applicant plans to provide this with a fee in lieu of land dedication.

### **COMPREHENSIVE PLAN**

The subject property is classified as High Density Residential and Mixed Use in the Imagine Waukeee 2040: Comprehensive Plan. High Density Residential is defined as vertically stacked housing in various forms with densities greater than 12 units per acre. Mixed-Use is defined as a mixture of office, retail, or residential land uses in areas along key transportation corridors and between key nodes.

The area proposed for R-3 zoning is consistent with the classification by allowing density greater than 12 units per acre. The area proposed for C-1 zoning is consistent with the Mixed-Use classification by providing commercial and retail opportunities along a major transportation corridor.

### **STAFF RECOMMENDATION**

All proposed lots meet the minimum requirements of the Zoning Ordinance, the final plat is in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval of the final plat for Remington Pointe Plat I subject to remaining staff comments, review of the legal documents, and completion of public improvements.