



GLPC AGENDA ITEM # 5

MARCH 27, 2023

Planned Development approval by Stoker Utilities LLC File #: VA-2023-04

Stoker Utilities LLC is requesting an “amended” Planned Development approval for a proposed single-family attached residential development (townhouses) in an R-6(c) zoning district. *** This is the same property and similar proposal (same applicant) as file # VA-2022-22 which was approved a few months ago by City Council on December 8, 2022. Because the originally-approved master plan is undergoing significant changes, the entire Planned Development must be completely re-reviewed under a new public hearing process.*

The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. The subject property consists of 6.34 acres and is depicted as Tract 1 on the accompanying survey plat. (Tract 2 is planned to be a future phase of the Biles single-family residential subdivision, and is not part of this PD request) The subject property is currently undeveloped (farm field). Just as with the previous proposal from a few months ago, the applicant is proposing to develop this property with 42 townhouse-style dwelling units divided among 7 different buildings. Each unit will be 2-story and contain a 2-car garage and a shared internal access drive. However, the complex will now have clusters of townhouse buildings that all face each other, with the front sides of buildings facing a shared internal courtyard and the rear sides facing a shared driveway/alley system. The applicant has also added a shared community center building with a private pool & cabana area. There will still be shared visitor parking, mailboxes, playgrounds, general open space, as well as a 25' landscaped buffer along its east boundary line. It should be noted that the “conditions of approval” with the R-6(c) zoning are only related to minimum lot sizes for single-family residential development in ALL of the surrounding developed and undeveloped subdivisions zoned this way. These special conditions are inconsequential to the proposed development and should be ignored for purposes of this Planned Development review.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan.

As with most Planned Development proposals, there are a few deviations from the City’s standard Land Development Regulations (LDR) (see page 4). All other standard development codes applicable to R-6 zoning and single-family attached (townhouse) development will be followed as appropriate. Most of the listed deviations are related to the LDR supplemental standards for this kind of development. These are all relatively minor in scope and are mainly due to the existing narrowness of the subject property and the applicant’s proposal to have a non-conventional style of townhouse development. The proposed master plan indicates a desire to comply with the “intent” of these regulations while still exercising creativity in the overall design.

The surrounding development pattern is currently dominated by the existing single-family residential subdivisions to the east, as well as the vacant land in between which is still planned for additional single-family development. The undeveloped properties to the west across North Forrest Street Extension, are very likely to be developed (long term) with fairly intensive commercial uses due to its frontage along Bemiss Road on the other side. This is reflected in the more intensive Community Activity Center (CAC) Character Area on that side of the road. North Forrest Street Extension is also likely to be eventually widened to 4 lanes with a significant increase in traffic. Therefore under these long-term scenarios, higher density residential development (such as townhouses) along this portion of the road frontage, seems to make more sense than additional single-family development along the North Forrest road frontage.

Staff Recommendation: As with the previous Planned Development approval, find this amended proposal consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:.

- (1) Approval shall be granted for a non-conventional townhouse style development with a maximum of 42 dwelling units, in general accordance with the layout of the submitted master plan. The development shall consist of 2-story single-family attached residential units each on their own parcel of land and clustered in