



TO: Nicholas Mimms, PE, City Manager

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Brandon Creagan, LEED Green Associate Planner

SUBJECT: **Application for Development Review (Major Amendment to PD)
 Carriage Pointe - 2430-503-0139-000-4**

DATE: September 5, 2018

STAFF REPORT

Owner(s)/Applicant(s): Carriage Pointe Investors, LLC
 5460 S. Quebec Street
 Greenwood Village, CO 80111

Representative: Lucido & Associates (Brian Nolan, AICP, ASLA)
 701 SE Ocean Blvd
 Stuart, FL 34994

Requested Action: Recommendation of Approval for a Major Amendment to the Planned Development Plan for the Carriage Pointe Subdivision (Lots 1-131).

Location: Intersection of Ralls Drive and Selvitz Road

Parcel IDs: 2430-503-0139-000-4, et al (Complete Carriage Pointe Subdivision)

Zoning: PD, Planned Development

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
AR-1(SLC) RS-3(SLC)	R-1(FP) AR-1(SLC)	I-3(FP) IX(SLC)	R-1/R-2 (FP) AR-1(SLC)

Land Size: 73.32 acres

Staff Analysis:

Request:

In accordance with Section, 22-40 of the City Code, the applicant is requesting the review and approval of a Development Review (Major Modification) to the PD as follows:

1. Revise the proposed amenity center to remove the pool/cabana and to add a dog park, active play area, and a covered seating area.
2. Revise the side setback from zero (0) feet to five (5) feet.
3. Identify model home lots (Lots 1-11).
4. Permit semi-improved (unpaved) walking trails within upland preserve
5. Add covered mail kiosk in the recreation area
6. Adjust lot lines and drainage easements within lots to be consistent with the Minor Replat
7. Adjust landscaping in the right-of-way and common areas to account for the Minor Replat. As well as provide a buffer along the south and west property lines.
8. Provide project phasing

History:

On December 20, 2004, the City Commission granted annexation of the subject parcel with the adoption of Ordinance K-308. The parcel was then rezoned under Ordinance 14-022 to correct a Scrivener's Error from the aforementioned Ordinance K-308. Ordinance 14-022 redesignated the property as PD, Planned Development from R-1, Single Family Low Density as the property had a PUD zoning when it was annexed from St. Lucie County.

The approved development encompasses capacity for 131 single family residential units. The approved density for the development is represented at 1.78 dwelling units per acre. The property holds a PD, Planned Unit Development zoning designation, and is within the RL, Low Density Residential Future Land Use category.

Review

The request for Major Amendment to the Planned Development Plan is found to be generally consistent with the goals and objects of the Comprehensive plan especially in regards to Chapter 7, Recreation and Open Space Element. The proposed Major Amendment will provide ample recreation space for the residents of the development. This is achieved through the various outdoor activities that the developers are proposing to provide. The outdoor amenities include walking trails, a dog park, active play area for children, and a covered picnic area.

The remaining aspects of the Major Amendment to the Planned Development Plan are in line with what other residential developments around the area are implementing. This is especially true for the mail kiosks where residential developments are starting to move away from standard mailboxes to having mail delivered to a central location.

Technical Review Committee:

All affected departments have reviewed the proposed Major Amendment, and have provided conditional approval based upon requirements of the City Code, and other applicable regulations.

Planning Board:

At their meeting on August 14, 2018 the Planning Board voted to approve the request as presented.

Public Notification:

17 letters were sent out to residents with-in 500 feet of the subject property. As of September 5, 2018, zero (0) letters have been received. An update will be given at the next City Commission meeting.

Staff Recommendation:

The requested Application for Development Review (Major Amendment) meets the requirements of the City Code specifically section 22-40, Planned Development; therefore Staff recommends that the the City Commission approve the request as presented along with Ordinance 18-033.