

City Plan Commission

July 5, 2022

Docket Item No. 9

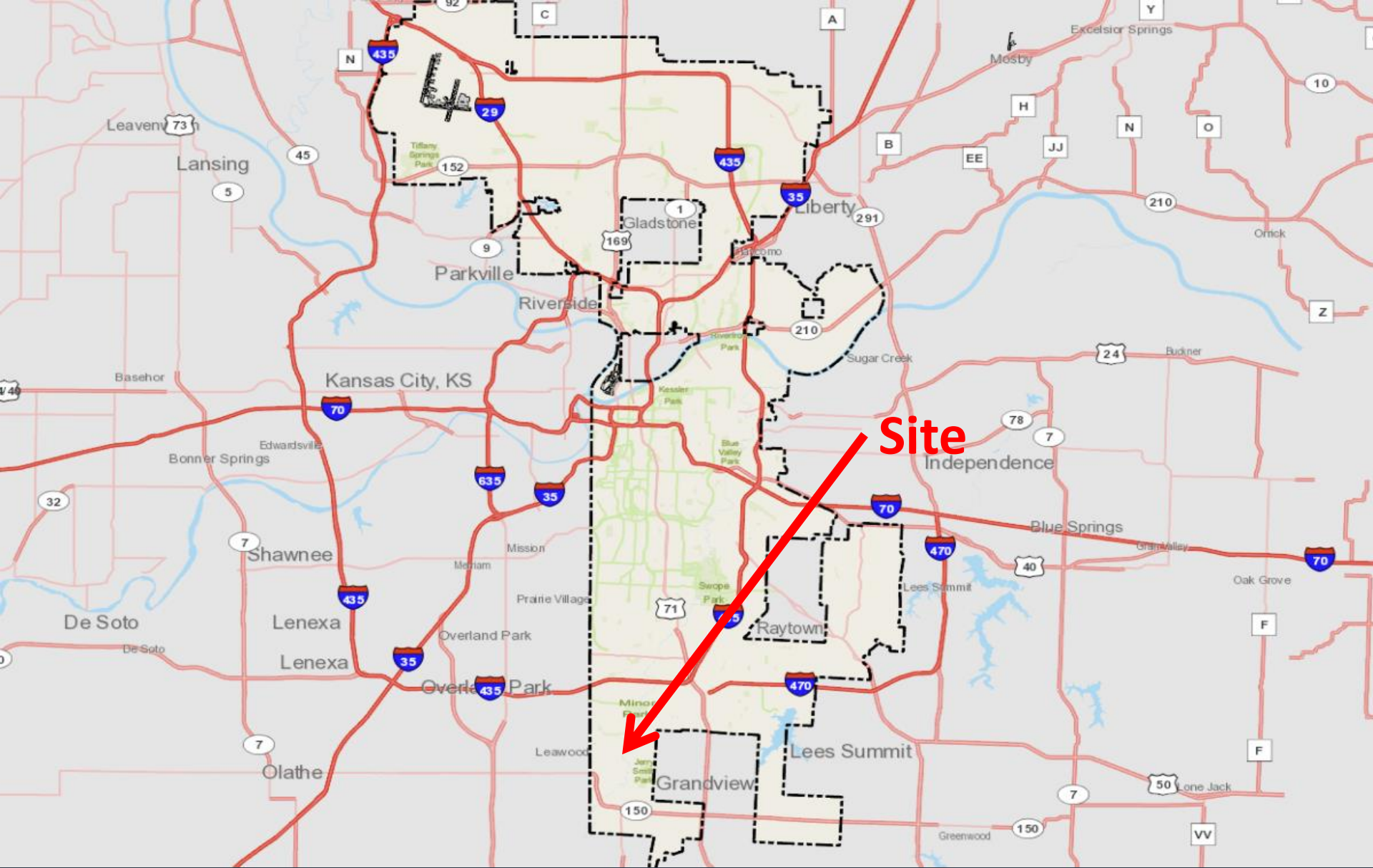
9.1- Case No. CD-CPC-2022-00077

Rezoning

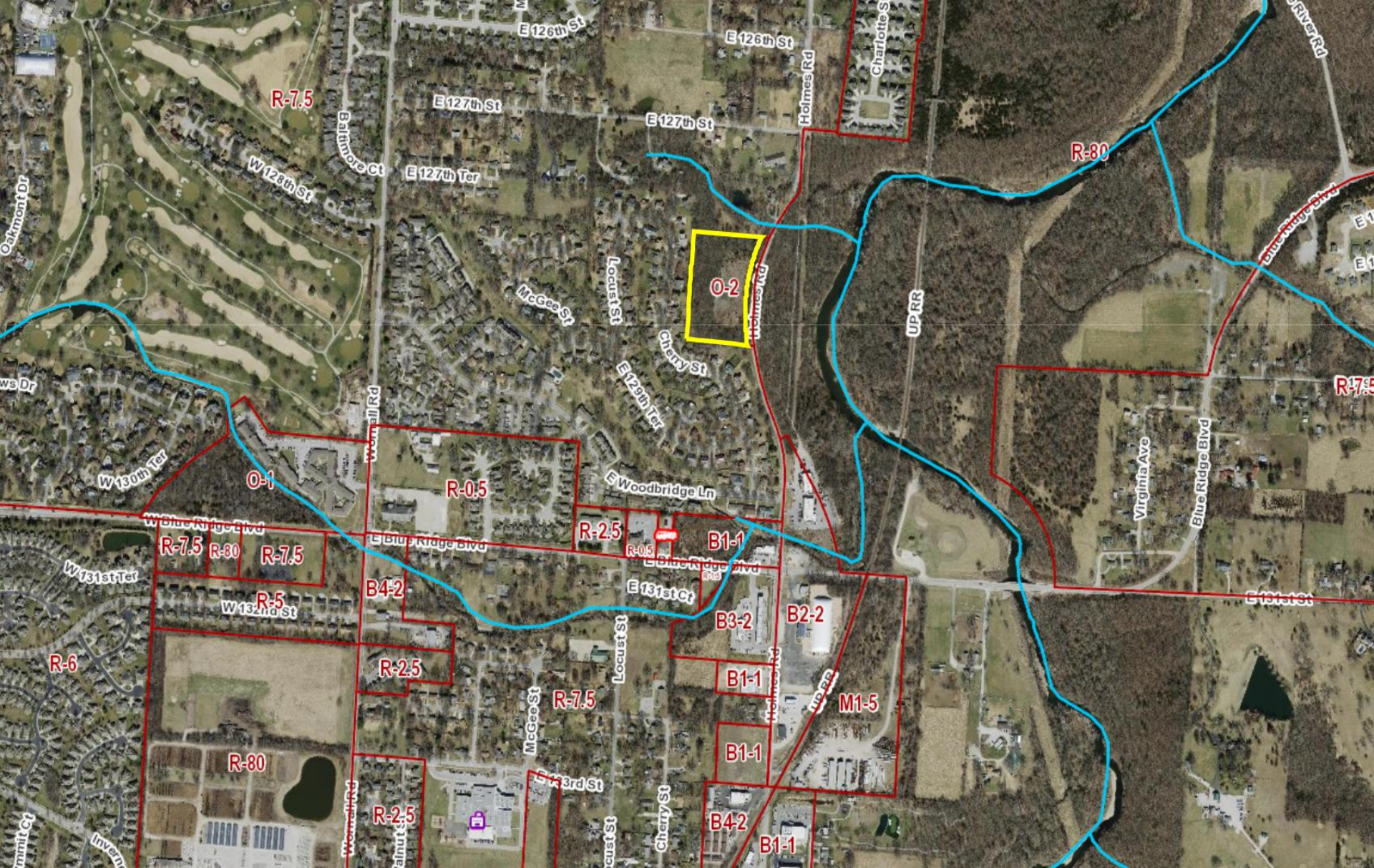
9.2- Case No. CD-CPC-2022-00061

Preliminary Plat

Limeview- 12800 Holmes Rd.



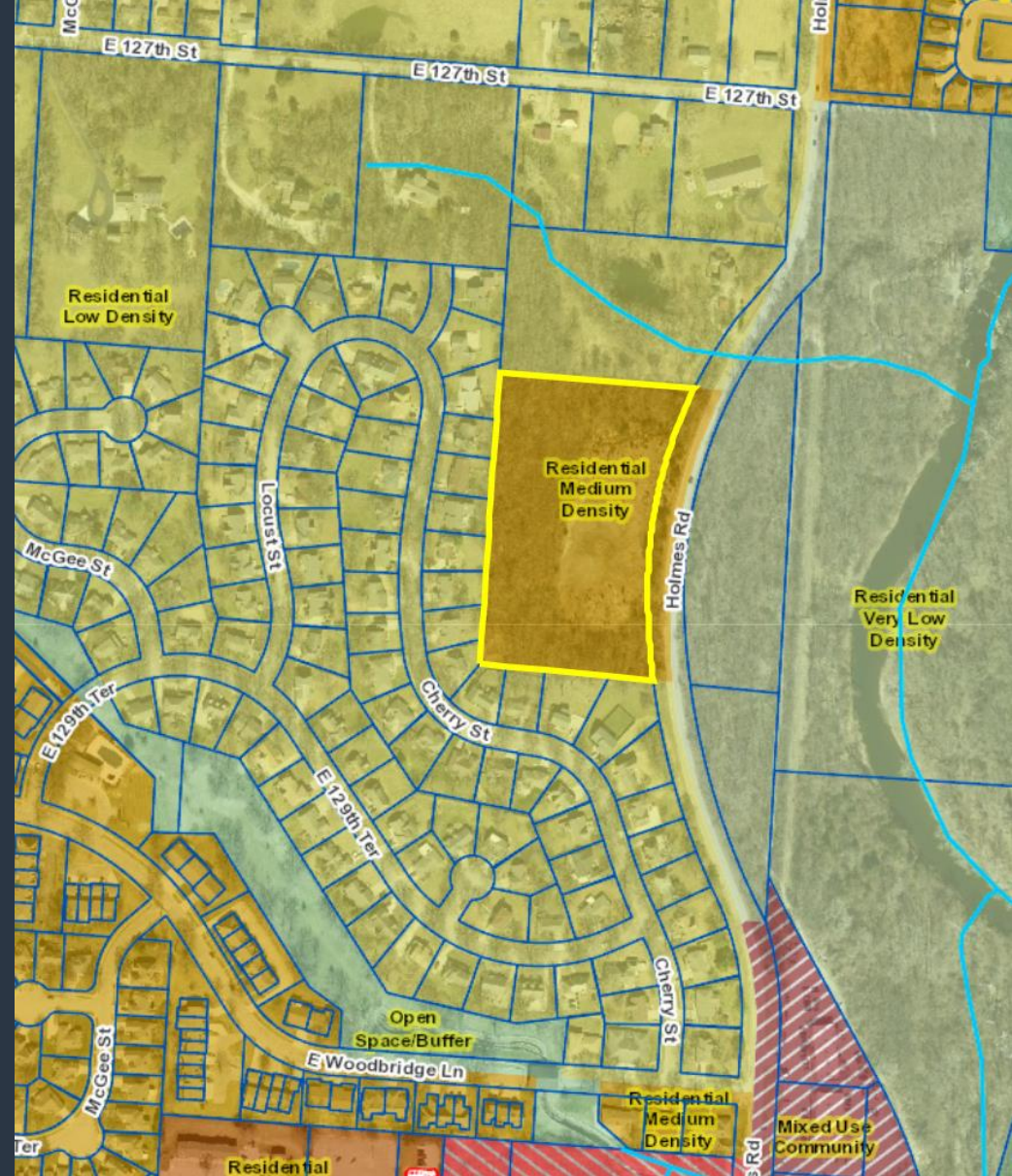
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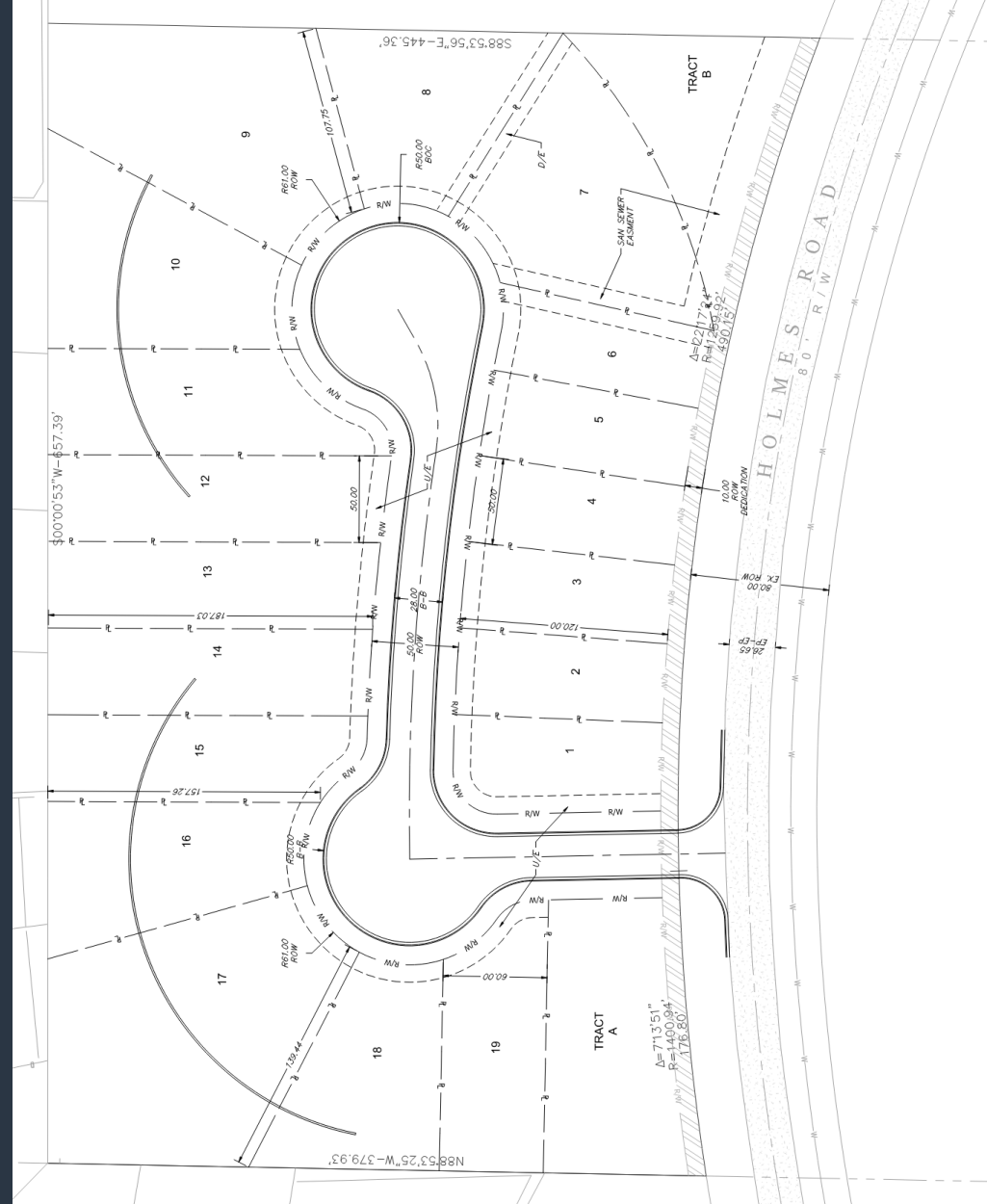
Rezoning

- Currently Zoned O-2
- Proposed Zoning R-5
- Future Land use is Residential Medium Density
- The Red Bridge Area Plan corresponds Residential Medium with the R-5 Zoning District
- Area Plan recommends up to 8.7 units per acre
- Applicant is proposing 3.39 units per acre (19 lots on 5.63 acres)



Preliminary Plat

- 19 lots and 2 tracts for stormwater detention
- Per 88-405-10-B connections to abutting properties are required for properties likely to be developed unless waived by City Council if topography, sensitive natural resources or other physical constraints are present.
- Property to North is 3 acres but due to regulated stream on property and exiting pond the developer is requesting a waiver



Staff Recommendation

Docket No. 9

9.1-CD-CPC-2022-00077- Approval
Rezoning

9.2-CD-CPC-2022-00061- Approval with Conditions
Preliminary Plat

Limeview- 12800 Holmes Rd.

1. "That the plat shall be revised to show a 30 foot no build buffer which will be between the abutting ROW of Holmes Road and the rear of the residential lots. This shall be platted and landscaped as a private open space tract in accordance with 88-405-05."
2. "That the plat shall be revised to show the retaining walls within a private open space tract to be owned and maintained by the homeowners association and the developer shall secure approval of a project plan for all private open space tracts, including the tract with the retaining wall showing landscaping and fencing on the stop side of said wall."

