

Docket Item #4

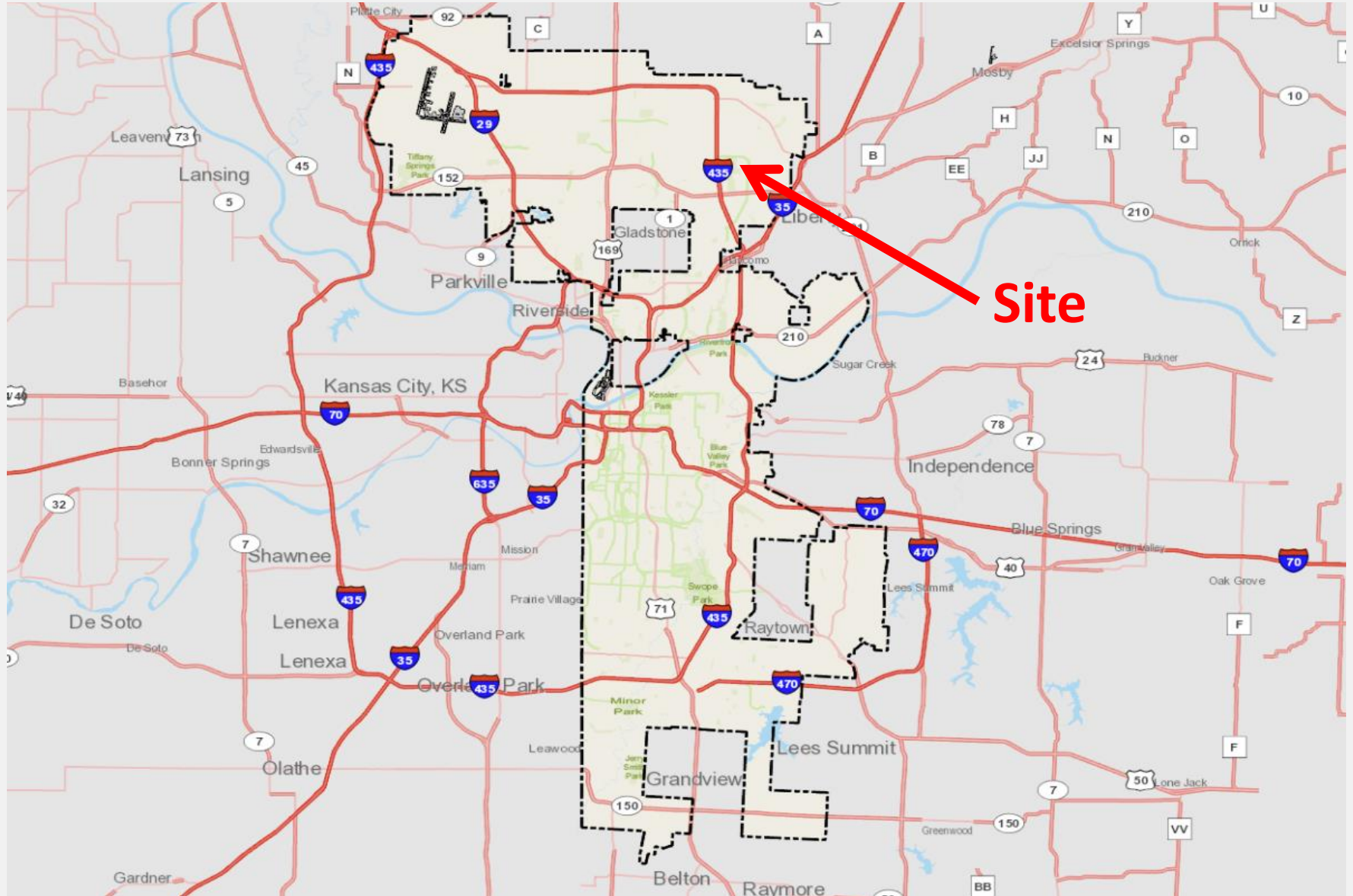
Rezoning and Development Plan: Botham Residential
CD-CPC-2023-00169 & CD-CPC-2023-00170

February 6, 2024

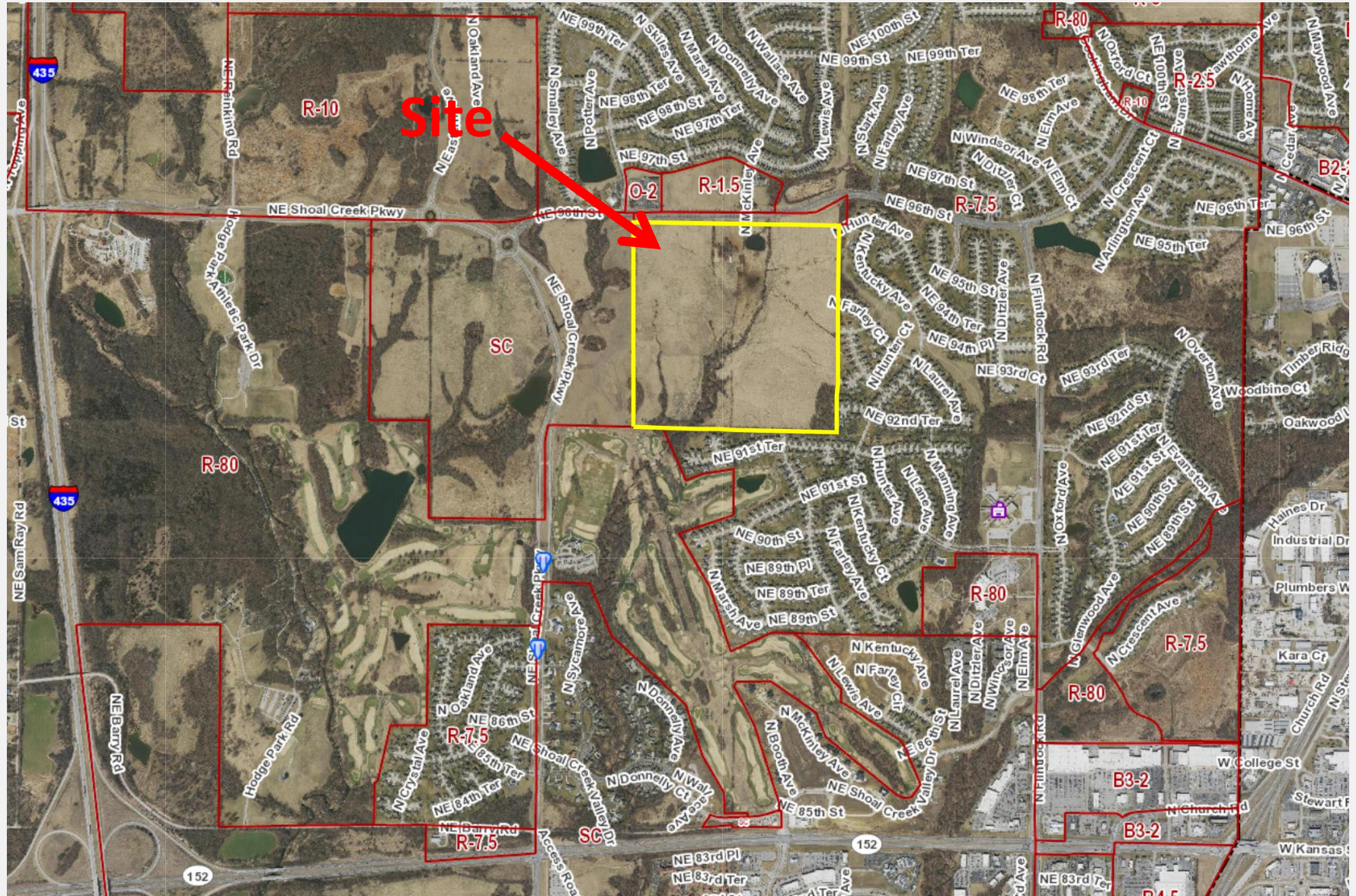
City Plan Commission



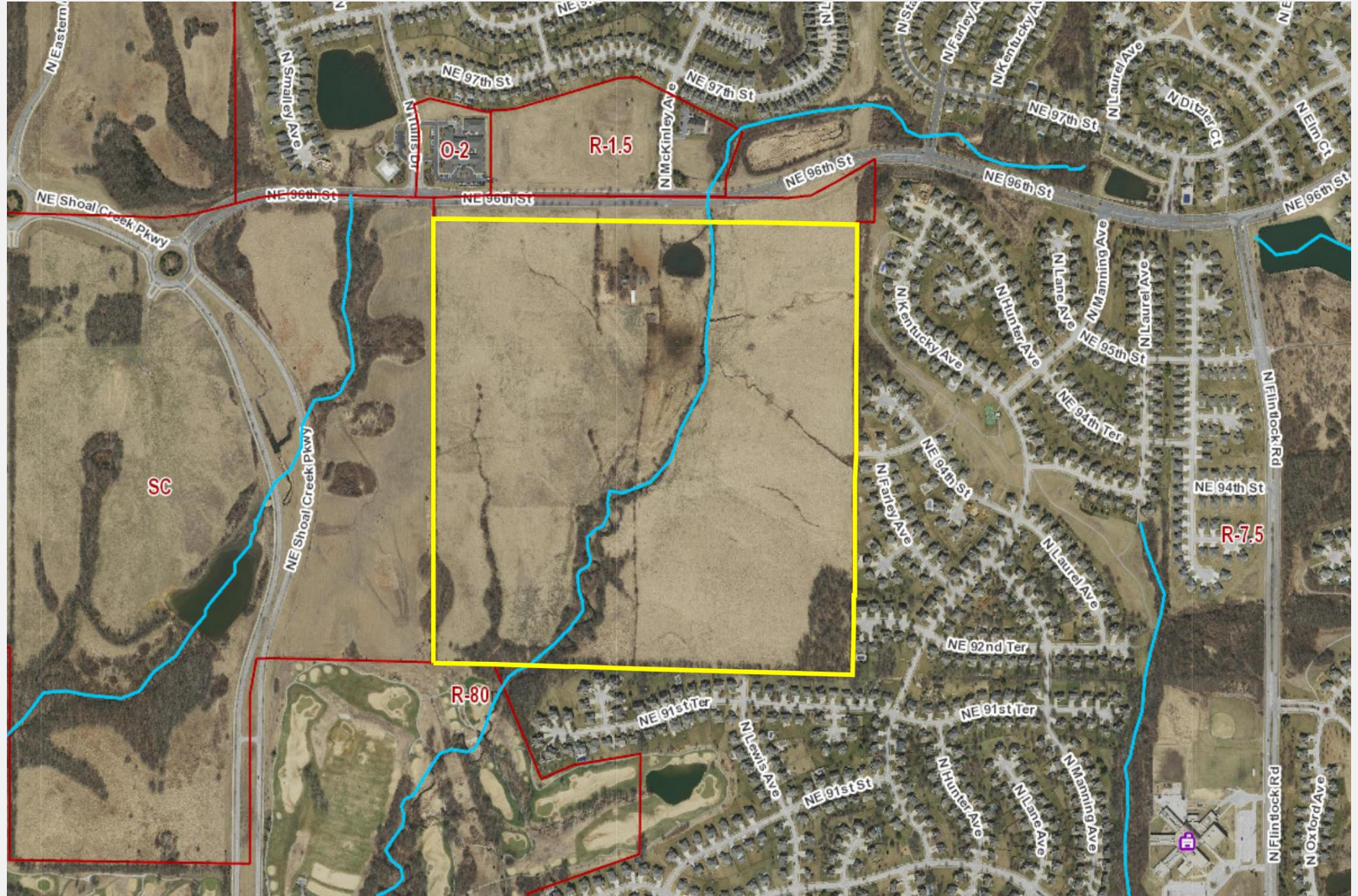
Location



Location



Location

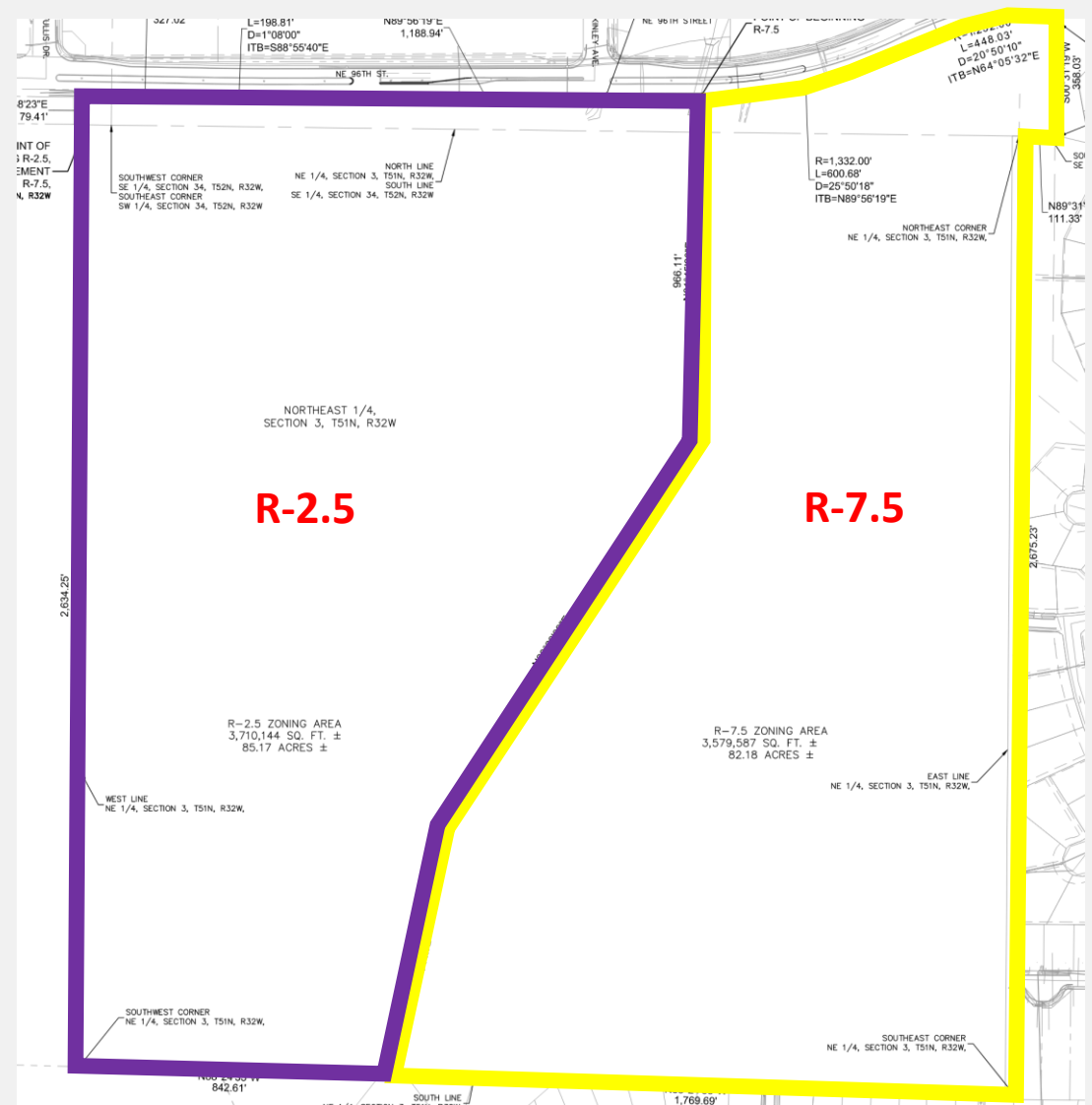


Looking South from Northeast 96th Street



Rezoning

- **East** of Regulated Stream Proposed to be **R-7.5**
- Existing neighborhood to the east is zoned R-7.5
- **West** of Regulated Stream Proposed to be **R-2.5**



Development Plan

- 396 units
- All single unit buildings
- 9 Phases
- Trail Amenity on western side
- No trail connection to eastern side



Pedestrian Connectivity 88-450-03

- **Connection to Neighboring Areas.**

- The on-site pedestrian circulation system must provide at least one connection to all adjacent properties. The connections must run to the property line and connect to existing paths or sidewalks on neighboring properties or to the likely location of future paths or sidewalks on those properties...

- **Internal Connections.**

- The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and pedestrian amenity features.

Conditions to Discuss

- **Condition #6-**
 - That the applicant update the Development Plan **prior to being heard by City Council** to show a **pedestrian connection across the stream buffer** as required by Section 88-450-03-B which requires pedestrian connections to neighboring areas and internal pedestrian connections.
 - Residents on eastern side of stream do not have internal access to trail amenities that are being dedicated to satisfy parkland dedication.
 - Applicant does not wish to provide pedestrian connection over stream buffer



Conditions to Discuss

- **Condition # 25-**
 - Any **trails to be credited towards satisfying the parkland dedication** requirements per 88-408-H shall be a minimum of 7 feet in width and be constructed of **concrete**.
- Applicant is proposing Asphalt instead of concrete.
- Parks Department is in attendance to discuss their requirement

Staff Recommendation Docket Item #4

Rezoning

Case No. CD-CPC-2023-00169

Approval

Development Plan

Case No. CD-CPC-2023-00170

Approval with Conditions

Botham Residential