



**Staff Report**  
**General Development Plan / Group Development**  
**MPC File No. P-080117-49900-2**  
**February 5, 2008**

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**Hidden Pointe Townhomes, Phases 1B, 2A, 2B**  
**12217 Navajo Road**  
**P-R-M-15 and PUD-B-C Zoning Districts**  
**3.49 Acres**  
**PIN: 2-0862-02-050 (portion), 2-0862-02-009, 2-0860A-03-008 (portion), -003**  
**Downer Davis, Davis Engineering, Engineer**  
**Tom Cobernus, Hidden Pointe Townhomes, LLC, Property Owner/Agent**  
**MPC Project Planner: Amanda Bunce**

**Report Status: Initial Report**

**Nature of Request**

The petitioner is requesting approval of a General Development Plan/Group Development in order to construct 26 additional townhome units in three future phases of an existing townhouse development within P-R-M-15 (Planned Multifamily Residential, 15 units per net acre) and PUD-B-C (Planned Unit Development – Community Business) zoning districts. No variances have been requested.

**Findings**

- 1. Notification:** A courtesy notification letter including a reduction of the plans was sent to all adjacent property owners on January 30, 2008.
- 2. Site.** The site contains 3.49 acres and is located at the southern terminus of Navajo Road, south of Fulton Road. The site is currently developed with two office buildings that are to be removed. The site also includes a portion of Navajo Road that was quit-claimed by the City in January 2008. The adjacent land uses and zoning districts include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant, Office	PUD-B-C, P-B-C [1]
East	Marsh	R-6 [2]
South	Townhomes	P-R-M-25, P-R-M-15
West	Marsh	R-6

[1] Planned Community Business

[2] One-family Residential



**3. Development Standards.**

	<u>Required</u>	<u>Proposed</u>	<u>Comments</u>
<b>Setbacks</b>			
Front	25 feet	25 feet	Meets standard
Rear	25 feet	25 feet	
Side	10 feet	10 feet	
<b>Height</b>	40 feet	40 feet	Meets standard
<b>Parking</b>	52	52	Meets standard
<b>Greenspace</b>	20%	56%	Meets standard
<b>Tree &amp; Landscape Quality Points</b>	5,584 TQP 1,396 LQP	5,820 TQP 1,410 LQP	Meets standard

**4. Traffic.** The proposed site will require a new curb cut on Fulton Road. Access to each unit is to be provided by a 30 foot wide access and utility easement. Phase 2B is located on a portion of the section of Navajo Road that has been quit-claimed by the City to the owner. This location is currently how Phase 1 is accessed. Therefore, Phase 2B cannot be constructed until the new access from Fulton Road and all infrastructure for Phase 2A is completed. The planned relocation of Fulton Road will not affect the layout of the development as proposed.

**Transit.** The nearest CAT transit routes are the #14 and #6 routes that traverse Abercorn Street north of the subject property.

**5. Building.** The 26 units will be provided in seven buildings. The design of the buildings must be provided with the Specific Plan and must be compatible with the buildings in the existing phase.

**6. Water and Sewer.** The site will be served by public water and sewer systems.

**7. Dumpster.** A dumpster is not proposed. Each unit will utilize individual roll-out containers.

**8. Lighting.** A Lighting Plan has not been submitted. The Lighting Plan must be submitted with the Specific Plan and must identify the location and type of all exterior light standards and fixtures.



9. **Signage.** A freestanding sign is shown on the plans at the access road to Phase 2A and Fulton Road. A Signage Plan has been not been submitted. A Signage Plan with dimensions must be submitted with the Specific Plan which must show the location of any freestanding signage.

**RECOMMENDATION: Staff recommends APPROVAL of the General Development Plan / Group Development Plan.**

*The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following:*

- a. *A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Arborist shall review the Landscape Plan.*
- b. *A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan.*
- c. *A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan.*
- d. *Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color.*
- e. *A Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees.*
- f. *A Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan.*