

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: April 4, 2023

Subject: Preliminary Plat – Blocks 1-15 of Branch Creek Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Branch Creek LLC has submitted a proposed preliminary plat for Blocks 1-15 in Branch Creek Addition. The preliminary plat includes a Large Scale Residential Plan component and is part of a development plan that includes a corresponding future land use map amendment and rezone requests. These items are running concurrently.

Background:

The owners of the property are proposing a development that would include 20.23 acres of land to be included in a large scale residential plan as well as the 2.85 acres of property along 20th Street South to be intended for a neighborhood commercial area for the development.

Item Details:

The preliminary plat includes fifteen blocks. No individual lots are proposed in the preliminary plat. The blocks planned for residential development will be contained in Large Scale Residential Plan and will include common area blocks with individual dwellings platted similar to developments such as Reserve Addition and the Prairie Hills Landing. Three commercial blocks are proposed. Additional subdividing into lots would require a revised preliminary plat for those blocks.

Branch Creek is a proposed single-family and 2,3, or 4-unit townhome development with a maximum of 160 total dwelling units.

Block 1 is a proposed 22,726 square foot commercially zoned block. The block would be bound by 20th Street to the north, Branch Creek Avenue to the east and Willow Branch Avenue to the south. Access would be limited to 20th Street South. Additional access points would be available to Willow Branch Avenue and Branch Creek Avenue. Zoning for Block 1 is proposed as Business B-2 district.

Block 2 is a proposed 37,646 square foot commercially zoned block. The block would be bound by 20th Street to the north, Branch Creek Avenue to the west and Brooks Street to the South. Access would be limited to 20th Street South. Additional access points would be available to Willow Branch Avenue and Brooks Street. Zoning for Block 2 is proposed as Business B-2 district.

Block 3 is a proposed 31,479 square foot commercially zoned block. The block would be bound by right-of-ways on all four sides including Branch Creek Ave, Oak Branch Ave, Willow Branch Ave and Brooks Street. Without further platting, this block would be required to meet front yard setbacks on all four sides. Zoning for Block 3 is proposed as Business B-2 district.

Block 4 is a proposed 34,767 square foot residentially zoned block. Block 4 would have frontage along Willow Branch Ave to the west and Brooks Street to the north. The Branch Creek Addition development proposes the use of alleyways. Alley access would bound Block 4 on the south and east sides. Residential accesses would be limited to the alleyway. Proposed zoning for Block 4 is Residence R-3 apartment district.

Block 5 is a proposed 34,762 square foot residentially zoned block. Block 5 would have frontage along Brooks Street to the north and Oak Branch Ave to the east. Block 5 would be bound by alleyways on the south and west. Residential access would be limited to the alleyway. Proposed zoning for Block 5 is Residence R-3 apartment district.

Block 6 is a proposed 61,693 square foot residentially zoned block. Block 6 would have frontage along Willow Branch Avenue to the west. Alley access points would be located to the north and south of Block 6 and an alley would run along the east side of Block 6. A pedestrian walking path would bisect Block 6. The walking path is intended to improve pedestrian connectivity throughout the development and provide mid-block connectivity to the proposed shared use path along Willow Branch Ave. Residential access would be limited to the rear alleyway. Proposed zoning for Block 6 is Residence R-3 apartment district.

Block 7 is a proposed 61,698 square foot residentially zoned block. Block 7 would have frontage along Oak Branch Avenue to the east. Alley access points would be located to the north and south of Block 7 and an alley would run along the west side of Block 7. A pedestrian walking path would bisect Block 7. The walking path is intended to improve pedestrian connectivity throughout the development and provide mid-block connectivity to the proposed shared use path along Willow Branch Ave. Residential access would be limited to the rear alleyway. Proposed zoning for Block 7 is Residence R-3 apartment district.

Block 8 is a proposed 23,100 square foot residentially zoned block. Block 8 would have frontage along Willow Branch Ave to the west, Spring Street to the south and Oak Branch Ave to the east. An alleyway would run along the north of the Block 8. Residential access would be limited to the rear alleyway. Proposed zoning for Block 8 is Residence R-3 apartment district.

Block 9 is a proposed 110,972 square foot residentially zoned block. Block 9 would have frontage along Oak Branch Avenue to the west, Brooks Street to the north and Spring Street to the south. Residential access locations are proposed along Oak Branch

Avenue and Spring Street. Proposed zoning for Block 9 is Residence R-3 apartment district.

Block 10 is a proposed 23,100 square foot residentially zoned block. Block 10 would have frontage along Willow Branch Ave to the west, Spring St to the north and Oak Branch Ave to the east. An alleyway would be located to the south. Residential access would be limited to the rear alleyway. Proposed zoning for Block 10 is Residence R-3 apartment district.

Block 11 is a 50,000 square foot block with frontage along Willow Branch Ave to the west. Alleyways would abut Block 11 to the north, south and east. Residential access would be limited to the rear alleyway. Proposed zoning for Block 11 is Residence R-3 apartment district.

Block 12 is a 50,000 square foot block with frontage along Oak Branch Ave to the east. Alleyways would abut Block 11 to the north, south and west. Residential access would be limited to the rear alleyway. Proposed zoning for Block 12 is Residence R-3 apartment district.

Block 13 is a proposed 23,096 square foot block with frontage along Willow Branch Ave to the west, Creek Street to the south and Oak Branch Ave to the east. An alleyway would be located to the north. Residential access would be limited to the rear alleyway. Proposed zoning for Block 13 is Residence R-3 apartment district.

Block 14 is a proposed 74,688 square foot block with frontage along Oak Branch Ave to the west and Spring Street to the north. Residential access locations are proposed along Oak Branch Avenue and Spring Street. Proposed zoning for Block 14 is Residence R-3 apartment district.

Block 15 is a proposed 111,512 square foot lot with frontage along Creek Street. Block 15 is proposed as a stormwater management area and zoned R-3.

The proposed street network includes two primary north-south streets, Willow Branch Avenue and Oak Branch Avenue, which will run parallel between Creek Street and Branch Creek Avenue. Willow Branch Avenue and Oak Street will be connected on the southern end of the development by Creek Street. Spring Street will run between Willow Branch Avenue and Oak Branch Avenue and continue to the east with a connection to Bluegill Avenue. This connection will provide the necessary secondary access for the development. Brooks Street will run between Willow Branch Ave and Oak Branch Ave with a future connection provided for development to the east. Branch Creek Avenue connects Willow Branch Avenue and Oak Branch Avenue on the north and provides the primary access point to 20th Street South. The Development Review Team has requested a traffic study for concerns regarding the corridor between 20th Street South and Brooks Street where concerns about traffic volume, control and stacking have been made.

Branch Creek Avenue is proposed as a 70' right-of-way, which would meet subdivision standards for a collector street. Willow Branch Ave, Oak Branch Ave and Creek St are proposed as 55' right-of-ways which are smaller than the standard for local streets. Spring Street and Brooks Street would be 60' right-of-ways which would meet subdivision standards for local streets.

The preliminary plat includes a Large Scale Residential Plan component with the following requested development standards:

- 55' wide right-of-way (60' required for local streets)
- No minimum lot area or width
- Minimum side yards of 10' separation between dwellings (14' required otherwise)
- 20' rear yard setbacks from alley (25' required otherwise)
- 10' front yard setbacks for dwellings with rear garages (20' required otherwise)
- 10' front yard setbacks for dwellings with side-load garages (20' required)
- 20' front yard setbacks for dwellings with front garages (meets standard reqs)
- 20' front yard setbacks for townhomes with side-load garages (meets reqs)
- 5' side yard setbacks from alleys (7' required otherwise)
- 50% of the common area shall be maintained as open space

Regarding open space, the LSRD states that all common areas will be considered landscaped areas and that accessory structures, access drives, walking paths and off-street parking may be located within the landscaped area. A minimum of 50% of the common area is to remain open space. Standard regulations would require that an area for landscaping, equivalent to the setback requirements, kept free of parking, storage, merchandise, or accessory structures, must be provided around the perimeter of a site. An exception is made for single-family and two-family uses which allows accessory structures, access drives, and parking to be located within the required landscape area provided not less than 50 percent of the rear yard is maintained in living ground cover. In the case of Branch Creek, reduced setbacks and the elimination of the required 50% rear yard open space will result in diminished green space areas. For the development between Brooks St, Willow Branch Ave, Oak Branch Ave and Creek Street including Blocks 4, 5, 6, 7, 8, 10, 11, 12 and 13, Spring Street and alleys, the projected ratio of impervious to pervious is 60% / 40%. Blocks 9 and 14 will have a greater ratio of pervious to impervious. Typical residential developments have a 40% / 60% ratio of impervious to pervious.

Options and Recommendation:

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval with the final approval of the preliminary plat contingent on the completion of a traffic study.

Supporting Documentation:

1. Legal Notice
2. Location Map
3. Preliminary Plat
4. Preliminary Grading Plan
5. Preliminary Drainage Plan
6. Preliminary Utility Plan
7. Zoning Map