

CITY OF GREEN
Planning Department Review
PLANNING & ZONING COMMISSION

October 20, 2021

Item 21-51

Pulte Planned Development

(J. O'Connor, Pulte Group)

Location: 1265 Boettler Road

Conceptual Site Plan Review and

Rezoning Request: 79 Acres R-1 to PD

PLANNING DEPARTMENT

Applicant is presenting a Conceptual Site Plan for the Pulte Planned Development for the creation of a new residential community. The rezoning request associated with this plan is for approximately 79 acres of land from R-1 (Single-Family Residential) to PD (Planned Development). The rezoning area exceeds the 5-acre minimum gross acreage for creation of the PD District.

The applicant is in the process of acquiring the property at 1265 Boettler Road, which is a single tract of land on the north side of the street and directly east of the Spring Hill allotment. The tract contains an older single-family residence and out-buildings and is characterized by fields that were once farmed and wooded areas. Several small wetland areas and stream have been identified on the property, as shown. A 50' wide Riparian Setback is indicated on City mapping for the stream, which lies in the south/central portion of the site. Proposed areas of fill are also shown and would be carried out pending issuance of the proper permits. Three gas wells are also shown. These will need to be properly abandoned.

The plan indicates two basic lot sizes and that would accommodate two separate home series. A typical small lot would measure 55' x 135' (7,425 SF) and the typical larger lot would be 75' x 150 (11,250 SF), which exceeds the 5,000 SF minimum. Irregularly-shaped lots would be larger than the typical lots. All lots would exceed the 40' minimum lot width requirement. Building envelopes indicate 25' front/30' rear-yard setbacks on the smaller lots and 35' front/40' rear-yard setbacks on the larger lots. A 7.5' side-yard setback would be provided for all lots. Setbacks are flexible in the PD District and can be approved as part of this review process. The proposed mix of single-family units would include 121 smaller lots and 54 larger lots for a total of 175 lots. The proposed overall density would be 2.22 units per acre. Density is calculated by dividing the total number of units by the gross acreage of the entire development ($175/79 = 2.22$). For the fee-simple lots being proposed, code allows a maximum density of 8 units per acre.

The roadway system through the allotment would feature two points of ingress from Boettler Road, a meandering pattern, and a northern connection to the anticipated Southwood Drive extension. This extension would provide a direct route to S. Arlington Road to the west in conjunction with the sections of roadway to be constructed within Spring Hill Business Park Phases II & III. The 80' wide right-of-way would straddle the entire north allotment line and a 40' wide strip of land would be reserved for this extension. Upon completion of this roadway, which is not part of the Planned Development project, only a short section would remain to achieve a direct connection to Tabs Drive to the east, as shown. The meandering street pattern has been designed for traffic calming purposes and to discourage use of the allotment as a cut-through. The pattern also facilitates the preservation of wetlands and the incorporation of an existing pipeline that bisects the site from northeast to southwest. Several of the curves are tighter than the minimum 300' radius, per code, but they could be found to be acceptable by the PZC given the low-speed roadways. It is also understood that the applicant will conduct an Autoturn analysis to check the paths of larger vehicles through the allotment. The Green Fire Department had no concerns with the plan upon review. Intersection spacing would meet or exceed the 300' minimum. All local roads would be developed as 60' wide public rights-of-way. Street names will need to be provided for review/approval. A standard 12' wide utility easement adjacent to the right-of-way will need to be provided at the time of platting.

A Traffic Impact Study has been submitted for review. In summary, the Study states that the project, in conjunction with the Southwood Drive extension, would not necessitate a right-turn lane or any signalization along Boettler Road. The existing roadway currently has a dedicated center left-turn lane.

A three-phase development plan is proposed for the allotment. Phase I would consist of 65 lots and provide both street connections to Boettler Road. A sight-distance study is currently being conducted for the new intersections and no issues are anticipated. Phase II also proposes 65 lots and provides the northern connection to Southwood Drive. Phase III would fill in the northeast portion of the site with the remaining 45 lots.

The plan proposes a total of 22.8 acres of open space or approximately 29% of the site, which exceeds the minimum 15% requirement (79 acres x 15% = 11.85 acres minimum). Open space would be distributed throughout and around the perimeter of the site. The main open space would be a large central area extending northward from Boettler Road to include preserved wetlands and stormwater management ponds, which can be included in open space if developed as a site amenity. A portion of walking trail would pass through this area. The linear path of the pipeline (and associated easement) would be utilized as part of the trail system and a "tot-lot" would be located adjacent to the trail to provide the required recreational open space. The applicant is currently working with the pipeline company for necessary approvals for use (and cover/crossings). Open space buffering would also be provided around the entire perimeter of the District. This includes a proposed 25' wide easement to each of the adjoining Spring Hill lots on the west side. This would allow these residents to essentially extend their rear yards by offering the chance to adjust and modify landscaping in this area, including fences. The developer would work with the residents on the specific plans/details. Significant mounding and landscaping is proposed across the Boettler Road frontage.

An architectural portfolio is provided showing color renderings and floor plans of the homes likely to be offered. The portfolio includes five different series for both lot sizes. As single-family residences, no design review is required. Both home series will cater to first-time buyers and move-up buyers who are either current Green residents or those new to the community. They will range in size from 2,400 SF to 3,200 SF with a price range between about \$375,000 to \$450,000+.

An HOA would be created to own and maintain all open space areas and amenities. A Conservation Easement will be needed for preservation of the remaining wetland area. HOA/easement documents will need to be submitted for review at the time of platting.

The allotment would be served by central sewer and water services, per code. All utilities will need to be placed underground. The provision of sidewalks, street trees, and street lighting will be required at the time of platting.

The locations of three mail kiosks are shown. Additional locations should be considered.

A 1.3-acre parcel of land in the southwest corner of the site will be retained by the Beamer family (seller of the land for the project). This parcel will be consolidated via minor subdivision with the existing single-family home parcel at 1225 Boettler Road.

The Planning & Zoning Commission is being asked to review the Conceptual Site Plan and make a recommendation to City Council. If approved, the applicant will need to return to the PZC and Council for final plat review of each phase.

DESIGN REVIEW BOARD

No review required.

ENGINEERING

Review comments have been forwarded to the design engineer. Currently reviewing traffic study.

FIRE

Reviewed with no comments or concerns.

ZONING

No comments requested.

STAFF RECOMMENDATION

Staff is supportive of the rezoning of the property and Conceptual Site Plan for the proposed Planned Development District. The single-family residential use would be of a low-density character that would provide additional housing options in the City. The plan provides the benefits of wetland preservation and open space areas, especially along Boettler Road. The project would also be key in the Southwood Drive extension, which will serve as a vital east-west traffic corridor.

As such, Staff recommends a favorable recommendation by the Planning & Zoning Commission to City Council for acceptance of the Conceptual Site Plan and rezoning of approximately 79 acres of land from R-1 (Single-Family Residential) to PD (Planned Development). This recommendation is made with the following conditions/caveats:

- 1. The PZC should consider approval of the street radii that fall below standard. Adjustments may need to be made upon review of the Autoturn analysis. A sight-distance study is also needed for the two new intersections at Boettler Road. Any adjustments needed as a result of the City's review of the traffic study would also need to be made.*
- 2. All utilities must be installed underground.*
- 3. Street names must be provided for review/approval.*
- 4. A Conservation Easement must be provided for preservation of wetland areas. The easement and HOA documents must be submitted for review at the time of platting.*
- 5. Stormwater management must be developed as retention ponds that serve as site amenities within the open space area.*
- 6. The applicant must obtain all necessary approvals from the pipeline company related to development of the project.*
- 7. All gas wells must be properly abandoned.*
- 8. The applicant is responsible to meet all local, state, and federal requirements associated with the project, including obtaining the necessary wetland permits and meeting Riparian Setback requirements.*

The lot consolidation documents must be submitted to the Planning Department for review.

Any comments/concerns of adjacent property owners or others should also be considered.

If approved, the project will need to return to the PZC and City Council for final plat review of each phase.

