



## Legislation Text

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**File #:** 000939, **Version:** 1

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Petition 183SUB-00PB. (Quasi-Judicial) Eng, Denman and Associates, Inc., agent for Townsend TND LLC. Final plat review for Townsend, A Planned Development, Phase One, 31 lots on 21.13 acres more or less. Located in the 2300 block of Northwest 31st Avenue (north side). Zoned: PD

The Development Review Board considered a request to approve a design plat of the Townsend Subdivision, at a public hearing held January 11, 2001. By a vote of 4-0, the Development Review Board approved Petition 183SUB-00DB, with conditions. On February 12, 2001, the City Commission approved the design plat with conditions.

Subdivision of this site is required as a condition of the Townsend Planned Development, Ordinance 980726. The design plat includes a total of 107 lots on 52.54 acres more or less. The specific uses, dwelling type, and design requirements for each lot are regulated by Ordinance 980726.

The Phase One Final Plat includes one new intersection with Northwest 31st Avenue to align with Northwest 23rd Terrace. This new roadway will ultimately connect to Northwest 39th Avenue, and will be included in two additional phases. The plat includes 6.09 acres of wetland. The proposed plat is for 31 lots. Lots 1 through 5 must be developed as single-family detached residences. Sidewalks will be constructed on both sides of all streets. The plat is designed as a "traditional neighborhood" with narrower streets, build-to lines near the street, on-street parking and alleys. Common area, to be owned by the homeowner's association, includes alleys, wetlands, pedestrian paths and open spaces.

A certificate of final concurrency has been issued for 31 dwelling units. The construction of the intersection of Northwest 23rd Terrace with Northwest 31st Avenue is required by ordinance in order to meet concurrency requirements. An agreement, for construction of a roundabout at that intersection (legislative matter # 0020607), was approved by the City Commission on November 12, 2002. All transportation concurrency has been reviewed in the context of the concurrency reservation in Ordinance 980726.

None

Planning Staff to City Commission-The City Commission adopt the following resolution: A Resolution approving the final plat of "Townsend, A Planned Development, Phase One", located in the vicinity of Northwest 23rd Terrace between Northwest 31st Avenue and Northwest 34th Avenue; authorizing the Mayor and Clerk of the Commission to execute a Tri-Party Agreement for the construction of improvements; and providing an immediate effective date.