



Legislation Text

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Petition 183SUB-00 DB. (Quasi-Judicial) Eng, Denman and Associates, Inc., agent for Townsend TND LLC. Conditional plat review for Townsend, A Planned Development, Phase Four, 5 lots on 22.3 acres more or less. Located in the 2300 block of Northwest 39th Avenue (south side). (B)

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-00 DB, 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. 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 City Commission approved the Phase One final plat in December 2002 for 31 lots. The plats for Phases Two and Three will be presented in the future. The Phase Two and Three areas lie between the Phase One and Phase Four areas. When these future phases are complete, Northwest 24th Boulevard will be connected to Northwest 31st Avenue.

Townsend, A Planned Development, Phase Four is the north half of the Townsend Planned Development. This includes the Town Center and Village Core areas. This legislative item is for conditional plat approval. Conditional plat approval allows the construction of the subdivision improvements by the owner. A final plat will be recorded when the improvements are constructed, inspected and accepted by the City.

This plat will consist of five lots, which will allow residential and non-residential development. The intersection of Northwest 24th Boulevard with Northwest 39th Avenue and the minor intersection of Northwest 23rd Terrace and Northwest 39th Avenue are to be built in this phase. Additionally, a connection to the Palm Grove Subdivision, which is shown on the Palm Grove Plat and in the Townsend Planned Development, will be completed. There is a wetland in the center of this plat that will be completely preserved. The street pattern forms a one-way circle around the wetland. Stormwater management facilities are part of a master stormwater system that will connect to the existing wetland that is in Phase One. Common area is to be owned by the homeowner's association.

All transportation concurrency has been reviewed in the context of the concurrency reservation in Ordinance 980726. The signalization and restriping at the intersection with Northwest 39th Avenue are consistent with the Planned Development requirements. A Certificate of Final Concurrency will be required for development plan approval.

None

Planning Staff to City Commission - The City Commission adopt the following resolution: A Resolution approving the conditional final plat of "Townsend, A Planned Development, Phase Four", located in the vicinity of Northwest 39th Avenue and Northwest 24th Boulevard; and providing an immediate effective date.