



Legislation Text

File #: 210105., **Version:** 2

Cluster Subdivision Review, Terra Serena, to create 120 Lots on 10.7 Acres. (B)

Petition DB-21-5 SUB: EDA Consultants, LLC, agent for Peaceful Paths Inc. Development plan review for a Cluster Subdivision to create 120 lots on 10.7 acres. Zoned: RMF-7(Multi-family Residential 8 to 14 units per acre). Located at 2100 NW 53rd Ave.

The project is proposed as an infill cluster subdivision, which is designed to better utilize the land above what might otherwise be developed per the standard zoning regulations. The provision of single family attached homes will provide a housing type that is unique to this portion of the City and will help fill an unfulfilled housing need, which is to provide a variety of homeownership housing options for the local workforce. The cluster subdivision regulations allow for such flexibility to help meet these existing housing market conditions. The property is zoned RMF-7, which has prescribed development standards such as minimum lot size, dimensions, setbacks, lot coverage, and clustering of attached units. This application is submitted as an infill development and is requesting modifications to some of the RMF-7 standards through the Cluster Subdivision process.

The Development Review Board (DRB) reviewed the petition on June 22, 2021. The DRB discussed the reduction in lot size, reduced setbacks parking, and pedestrian and bicycle connectivity. The DRB asked about open space in consideration of the reduction in setbacks and future ownership of common areas. The DRB acknowledged the network of sidewalks proposed, especially those crossing between the buildings. The DRB asked about the makeup of each block of buildings and the possibility of reducing the number of units in each block from six to four.

The applicant submitted one additional condition to allow phasing of the subdivision which the DRB accepted.

Additional Condition:

The approved Design Plat shall be valid for a period of five years from approval of the Design Plat and final plats may be submitted in up to two phases. The subdivider may request an extension before the City Commission prior to the expiration date. If the Design Plat expires, the subdivider shall be required to seek design plat approval based on standards existing at the time of the request.

This project has the potential to increase the City's tax base due to the additional parcels being created and therefore additional revenue generation is expected in the ad valorem, non-ad valorem, and utility tax categories (at a minimum). More concrete estimates can be calculated once home sale prices are established.

Staff Recommendation to the City Commission

Adopt the Development Review Board's recommendation to approve the Cluster Subdivision Design Plat with all conditions.

Staff Recommendation to the Development Review Board.

Staff recommends approval of Petition DB-21-5 SUB, with conditions.

DRB Recommendation to the City Commission

Approve the design plat for the Tera Serena Cluster Subdivision, Design Plat with all conditions included in the staff report plus the “Additional Condition” submitted by the applicant.