

REQUEST FOR CITY COUNCIL CONSIDERATION

Meeting Date: March 3, 2025

Agenda Item: 6A	Prepared by: L. Suzanne Pritchard, PLA, AICP, CFM
Agenda Section: Unfinished Business: Ordinance. Second Reading	Date: February 26, 2025
Subject: Amendment to the Parkway Group Planned Development District (PDD) revising The Preserve [Z-25-1]	Division: Planning and Development

NOTE: Staff has requested to postpone due to inadequate time to review revisions.

Background:

The City Council approved the major amendment creating The Preserve at its December 5, 2022, meeting. On December 12, 2024, the Planning Commission recommended approval of a major PDD amendment; however, City Council postponed action to consider a broader development picture, including the proposal now before you. At a January 27, 2025, workshop, the Council reviewed this amendment and received it favorably, though it had not yet undergone Public Works review. Most recently, on February 4, 2025, the Planning Commission once again recommended approval of the major amendment, noting Public Works comments (see “Staff Review”). Efforts were made to address these comments between the Planning Commission and City Council meetings, but no resolution was reached.

Proposed Changes:

Developer Joshua Hughes (the applicant) has submitted an amendment request for the Parkway Group PDD to modify the multi-family area and the parcel previously designated as build-to-rent. The proposed changes include:

- **Removal of Commercial Component:** Eliminates the previously approved 10,000-squarefoot commercial space.
- **Introduction of 20’-Wide Alleys for Access:** Adds platted rights-of-way (alleys) to provide access to fee-simple residential units in the former build-to-rent section.
- **Reconfiguration of Build-to-Rent Neighborhood:** Increases the number of dwelling units from 207 to 251 by removing the commercial element and reconfiguring the layout.
- **Replacement of Five-Story Towers:** Removes the originally planned 370 multi-family units in five-story towers. Instead, the plan converts this area to a townhome neighborhood and converts a portion of the paired-villa section into townhomes.
- **Adjusted Total Unit Count:** Establishes 135 townhomes, bringing the total count to 613 dwelling units—191 fewer than originally entitled.
- **Revised Setbacks:** Reduces front setbacks from 10 feet to 5 feet. Side setbacks remain at 5 feet (or 0 feet for shared walls), and rear setbacks remain at 5 feet.
- **Updated Pattern Book:** Includes a new pattern book for review.

Staff Review:

The amendment has been reviewed by the Department of Public Works, Department of Public Safety, and the Department of Planning and Development. The Department of Public Works offers the following comments on the proposal:

1. Public Works does not recommend the creation of a 20' Right-of-Way due to the following:
 - a. Insufficient space for public and private utilities.
 - b. Limited access to private property.
 - c. Concerns over the viability of private parking due to constrained maneuvering space.
 - d. Inability to maintain a 20' pavement width within a 20' right-of-way.
2. Provide front-load dumpster (private service) in each of the disconnected townhome sites.

Planning Commission Action:

The Planning Commission held a public hearing on February 4, 2024, and voted unanimously to recommend approval of the proposal citing Public Works comments. There was no public comment.

Recommended Actions:

Postpone the proposed ordinance on second reading

Reviewed by Department Head	Reviewed by Interim City Manager	Reviewed by City Attorney
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Council Action:

Motion By _____ 2nd By _____ To _____