



Legislation Text

File #: 13-0609, **Version:** 1

Public Hearing - Public Hearing on a Concept Plan for a Proposed Planned Development for The Villas di Lucca, Phase 2 on Approximately 16.12 Acres, Generally Located between East Debbie Lane and Mansfield Webb Road and East of The Villas di Lucca Phase 1; MR Development Corp (ZC#13-006)

To consider the subject concept plan.

The Planning and Zoning Commission held a public hearing on July 1, 2013, and it was the general consensus of the Commission to forward the concept plan to the City Council for favorable consideration with the recommendation that a traffic study be done with regard to the removal of Turner Warnell Road extension from the project. Commissioner Polozola was of the opinion that the community already has enough apartments.

The purpose of a Concept Plan is to allow the applicant to seek a conceptual review before spending resources to prepare a formal application for a PD. The review of the Concept Plan does not grant any change in zoning.

The applicant is proposing a retail and multi-family development on approximately 16.12 acres. The development will consist of 272 apartment units and a one-acre lot for retail or restaurant. The proposed project will continue the architectural style of The Villas di Lucca, Phase 1. Nine of the multi-family buildings will be three stories in height, with one building housing the leasing office and club house being four stories. The proposed plan shows a lot of open space, particularly when compared to Phase 1. This design is intended to provide a transition from the multi-family to the single-family residential zoning to the east along Mansfield Webb Road.

The Master Thoroughfare Plan shows the extension of Turner Warnell Road as a 4 lane undivided roadway through this property. The traffic model predicts a volume of 18,400 vehicles per day on this section of Turner Warnell Road between Mansfield Webb Road and East Debbie Lane. It is the Engineering Department's professional opinion that removal of this roadway will result in: 1) additional traffic being diverted to the congested intersections of Matlock Road/Debbie Lane and Matlock Road/Mansfield Webb Road; and 2) more cut-through traffic on the private driveways of Lifetime Fitness and Villas di Lucca Phase 1. Regardless of the Turner Warnell Road issue, the proposed entrance drive should be perpendicular to East Debbie Lane for a minimum distance of 50' and not at an angle.

See information above

Not applicable

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