Planning Staff Analysis

PP22-0008b / Millennium Crest Addition, Lot 1, Block A
City Council District #4
Planning & Zoning Commission

REQUEST:
Preliminary Plat for a 7.607-acre site

APPLICANT:
Mandy Marmon, on behalf of Millennium Crest, LP

RECOMMENDATION:
Staff recommends approval of this Preliminary Plat as it meets the established approval criteria, as shown in the following table.

Preliminary Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. **Findings:** The preliminary plat complies with all general review criteria.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. **Findings:** The preliminary plat complies with all additional review criteria as noted below.	☒	☐	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. **Findings:** There is no conflict.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	**Not Met**	**N/A**
2. Prior Approvals			
The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. **Findings:** The preliminary plat is consistent with the zoning.	☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans **The proposed development shall be consistent with the Comprehensive Plan and any applicable plans.** **Findings:** The Comprehensive Plan designates the subject property as Regional Mixed-Use, which is consistent with the proposed multifamily use.	☒	☐	☐
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. **Findings:** There are no competing plan goals, policies, and strategies for this site.	☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. **Findings:** The overall goals of the Comprehensive Plan are met with this use.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
4. Compliance with this DDC			
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4.B. The proposed preliminary plat is compliant with all City regulations.	☒	☐	☐
b. Compliance with these standards is applied at the level of detail required for the subject submittal. **Findings:** The preliminary plat was submitted at the appropriate level of detail.	☒	☐	☐
5. Compliance with Other Applicable Regulations			
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. **Findings:** The proposed development complies with all other applicable regulations.	☒	☐	☐
6. Consistent with Interlocal and Development Agreements			
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. **Findings:** No interlocal or development agreements are applicable to this project.	☐	☐	☒
7. Minimizes Adverse Environmental Impacts			

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4.B. The proposed preliminary plat is compliant with all City regulations, as specified below.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
8. Minimizes Adverse Impacts on Surrounding Property			
a. **The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section.** **Findings:** The proposed development was denied a Specific Use Permit (SUP) for increased building height above 40 feet, which was opposed by adjacent residents to the south. The proposed development is not expected to cause significant adverse impacts on surrounding properties since the building will comply with the 40-foot maximum height requirement and all other DDC requirements for buffering and screening.	☒	☐	☐
9. Minimizes Adverse Fiscal Impacts			
a. **The proposed development should not result in significant adverse fiscal impacts on the city.** **Findings:** The proposed development is not expected to have significant adverse fiscal impacts on the City. Any improvements associated with this development will be the responsibility of the developer.	☒	☐	☐
10. Compliance with Utility, Service, and Improvement Standards			
a. **As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.** **Findings:** All applications shall include all required information requested by the Director to demonstrate compliance with City codes per DDC Section 2.4.4.B. The proposed preliminary plat is compliant with all City regulations.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
11. Provides Adequate Road Systems			
a. **Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services.** **Findings:** Adequate road capacity exists external to the site and internal accessways will be constructed to provide adequate access for all emergency services.	☒	☐	☐
12. Provides Adequate Public Services and Facilities			
a. **Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.** **Findings:** Adequate public service capacity exists to serve this development.	☒	☐	☐
13. Rational Phasing Plan			
a. **If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases.** **Findings:** No phasing plan is proposed.	☐	☐	☒
Preliminary Plat Review Applicability Criteria (DDC Section 2.6.3.D)	Applicability		
	Met	Not Met	N/A
14. Whether the preliminary plat provides a layout of lots, roads, driveways, utilities, drainage, and other public facilities and services designed to minimize the amount of disturbance to sensitive natural areas or other community resources. **Findings:** The preliminary plat reflects the required services to serve this development and limits disturbances to community resources.	☒	☐	☐

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
15. Whether the preliminary plat provides evidence of public water and sewer system connections. **Findings:** Adjacent water and wastewater are available for connection and extension to the development.	☒	☐	☐
16. Whether the preliminary plat identifies and adequately mitigates known natural hazard areas. **Findings:** The subject property does not contain any known natural hazard areas.	☐	☐	☒
17. Whether the preliminary plat proposes reasonable project phasing in terms of infrastructure capacity. **Findings:** No phasing plan is proposed.	☐	☐	☒