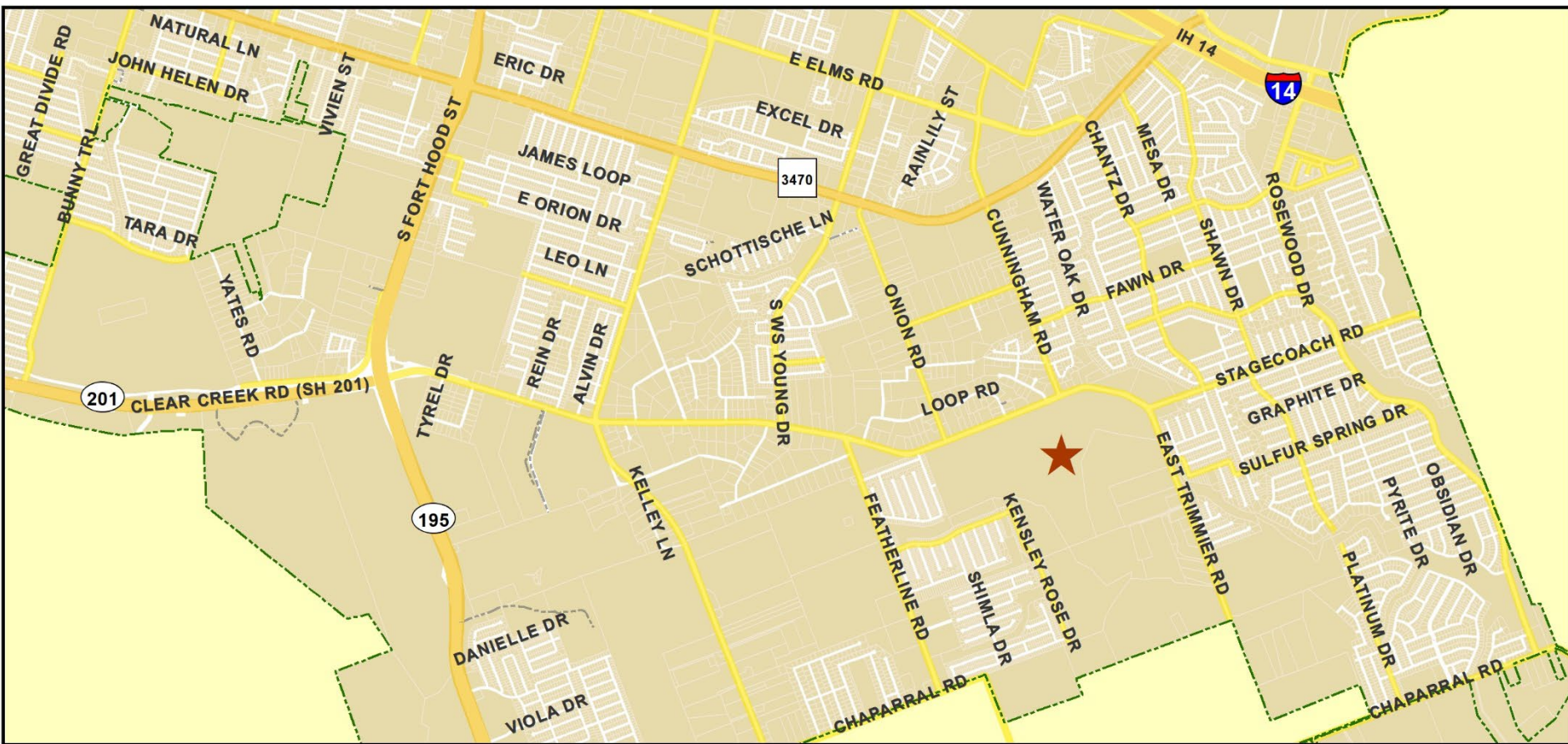




CASE #FLUM22-18: 'E' TO 'PD'
CASE #Z22-24: "A" TO PUD

Preserve at Thousand Oaks PUD

- ❑ **Case #FLUM 22-18:** 'Estate' (E) to 'Planned Development' (PD)
- ❑ **Case #Z 22-24:** "A" (Agricultural) to PUD with "A-R1", "SR-1", "SR-2", "SF-2", "R-1", "R-2", and "B-5"
- ❑ 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177
- ❑ The property is locally addressed as 4244 Stagecoach Road.



LOCATION MAP

Case: FLUM AMENDMENT 2022-18

Council District: 2

FROM E TO PD

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701



FLUM LOCATION

1 inch = 4,167 feet

Date: 4/5/2022



Preserve at Thousand Oaks PUD

4

- If approved, the applicant intends to develop the property into a mixed-use community with multiple types of single-family residential, two-family residential, commercial uses, and open space amenities.
- The applicant has submitted a concurrent request to amend the FLUM from 'E' (Estate) to 'PD' (Planned Development) and change the zoning from "A" (Agricultural) to PUD with "A-R1", "SR-1", "SR-2", "SF-2", "R-1", "R-2", and "B-5" uses.



AERIAL MAP

Council District: 2

0 500 1,000
Feet

Zoning Case 2022-24

A TO PUD W/ A-R1, SR-1, SR-1, SR-2, SF-1, R-1, R-2, AND B-5

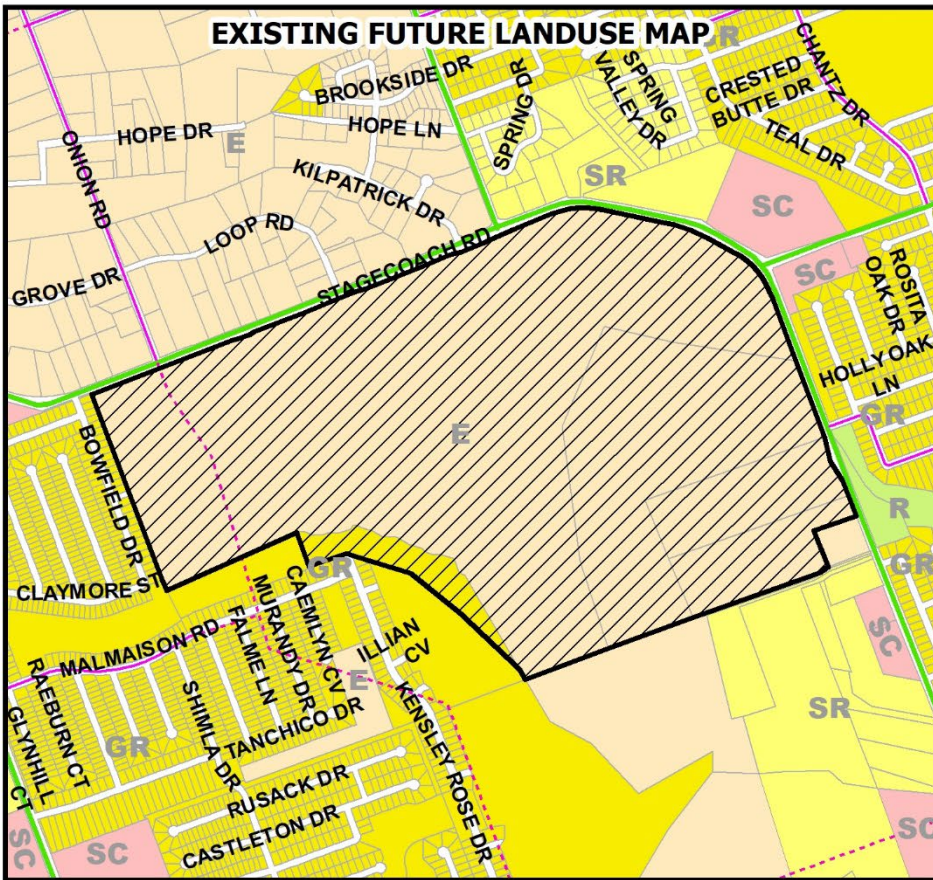
Legend

 Citylimits

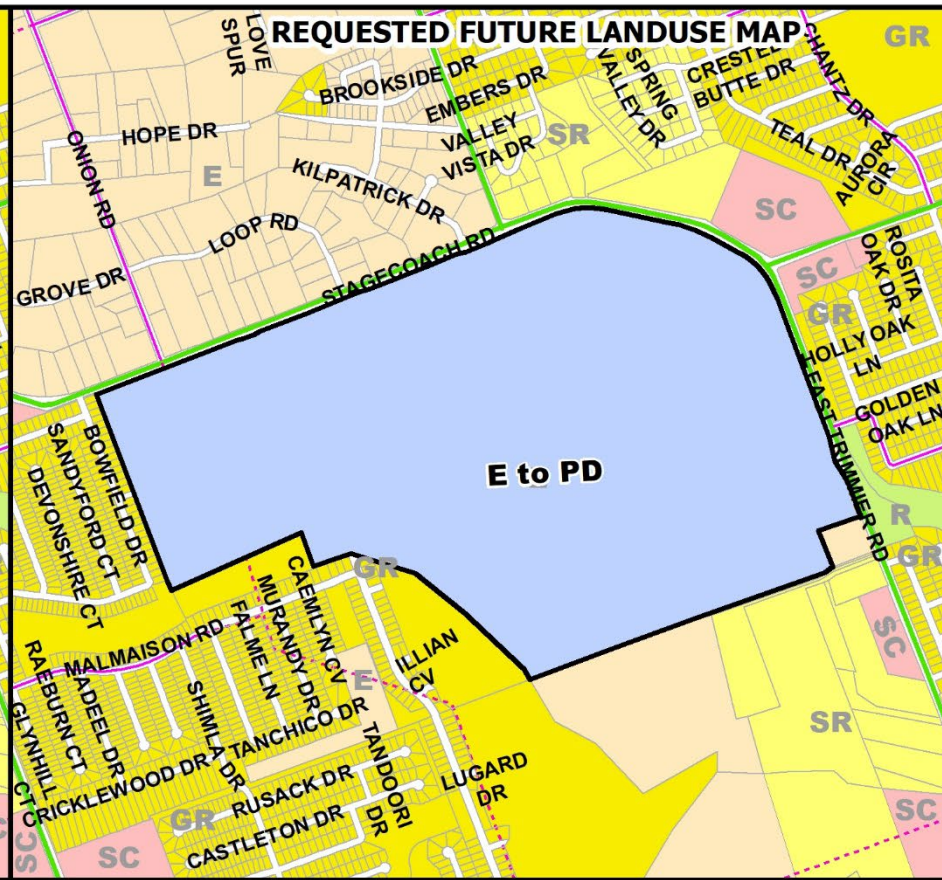
 Zoning Case

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP







Case: FLUM AMENDMENT 2022-18

Council District: 2

FROM E TO PD

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701

Future Land Use Legend

-  FLUM Case Location
-  General Residential (GR)
-  Suburban Residential (SR)
-  Suburban Commercial (SC)
-  Estate (E)
-  Rural (R)

1 inch = 1,667 feet

Date: 4/5/2022





NOTIFICATION MAP

Council District: 2

0 500 1,000 Feet

Zoning Case 2022-24

A TO PUD W/ A-R1, SR-1, SR-1, SR-2, SF-1, R-1, R-2, AND B-5

Legend

Current Zoning	B-3	NBD	R1-A
A	B-5	PUD	RMH
A-R1	CUP	R-1	

Subject Property Legal Description: A0652BC M J PLEASANT, 1-2, ACRES 17.9, AND A0652BC M J PLEASANT, 1-1, ACRES 20.9, AND A0652BC M J PLEASANT, 1-3, ACRES 84.068, AND A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, (REMAINDER OF 783.456AC TR), ACRES 277.497, AND PART OF A0177BC S D CAROTHERS, 1, & A0652BC M J PLEASANT, 1, ACRES 17.701

Preserve at Thousand Oaks PUD

8



Preserve at Thousand Oaks PUD

9



Preserve at Thousand Oaks PUD

10



Preserve at Thousand Oaks PUD

11



Preserve at Thousand Oaks PUD

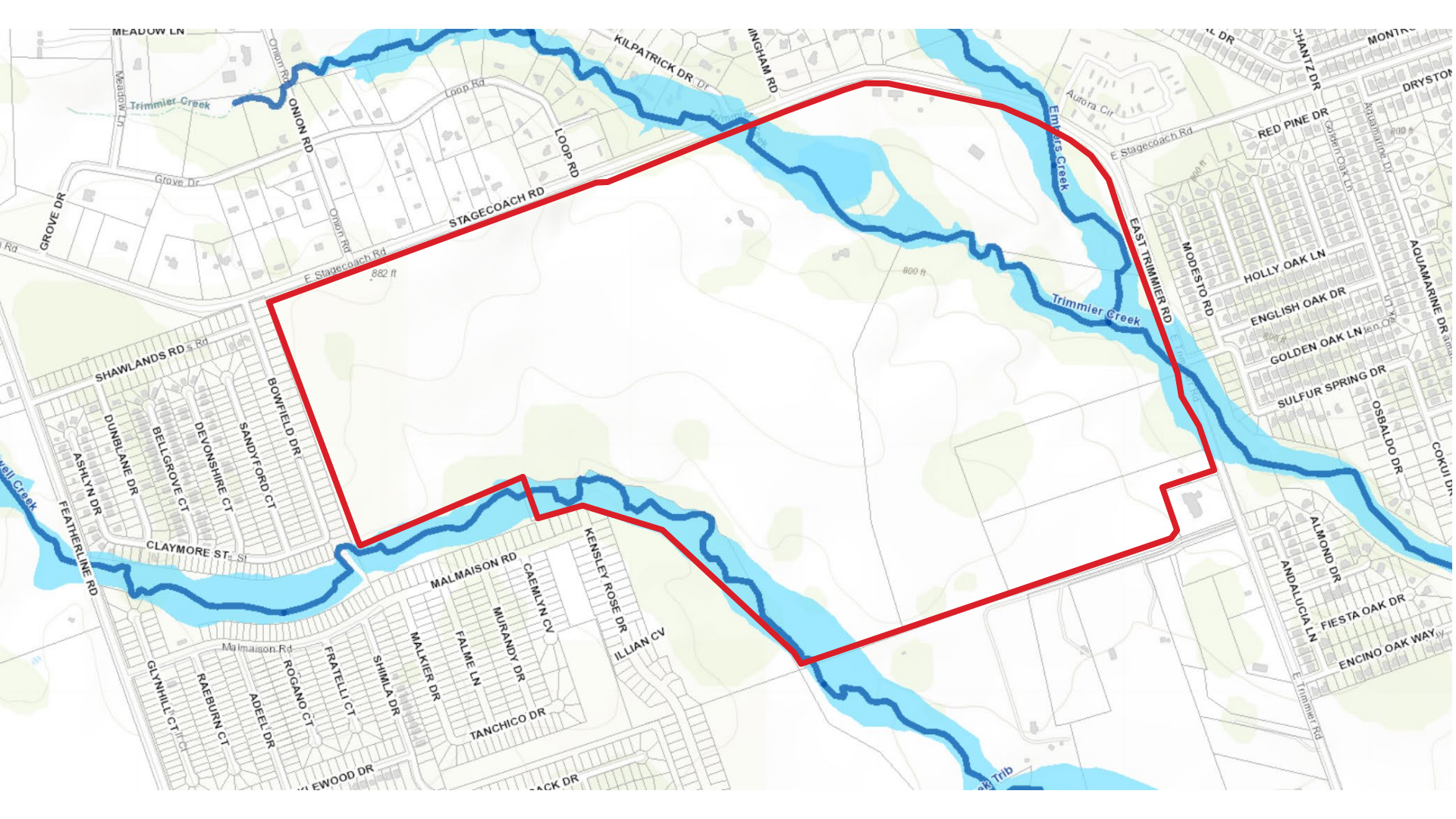
12

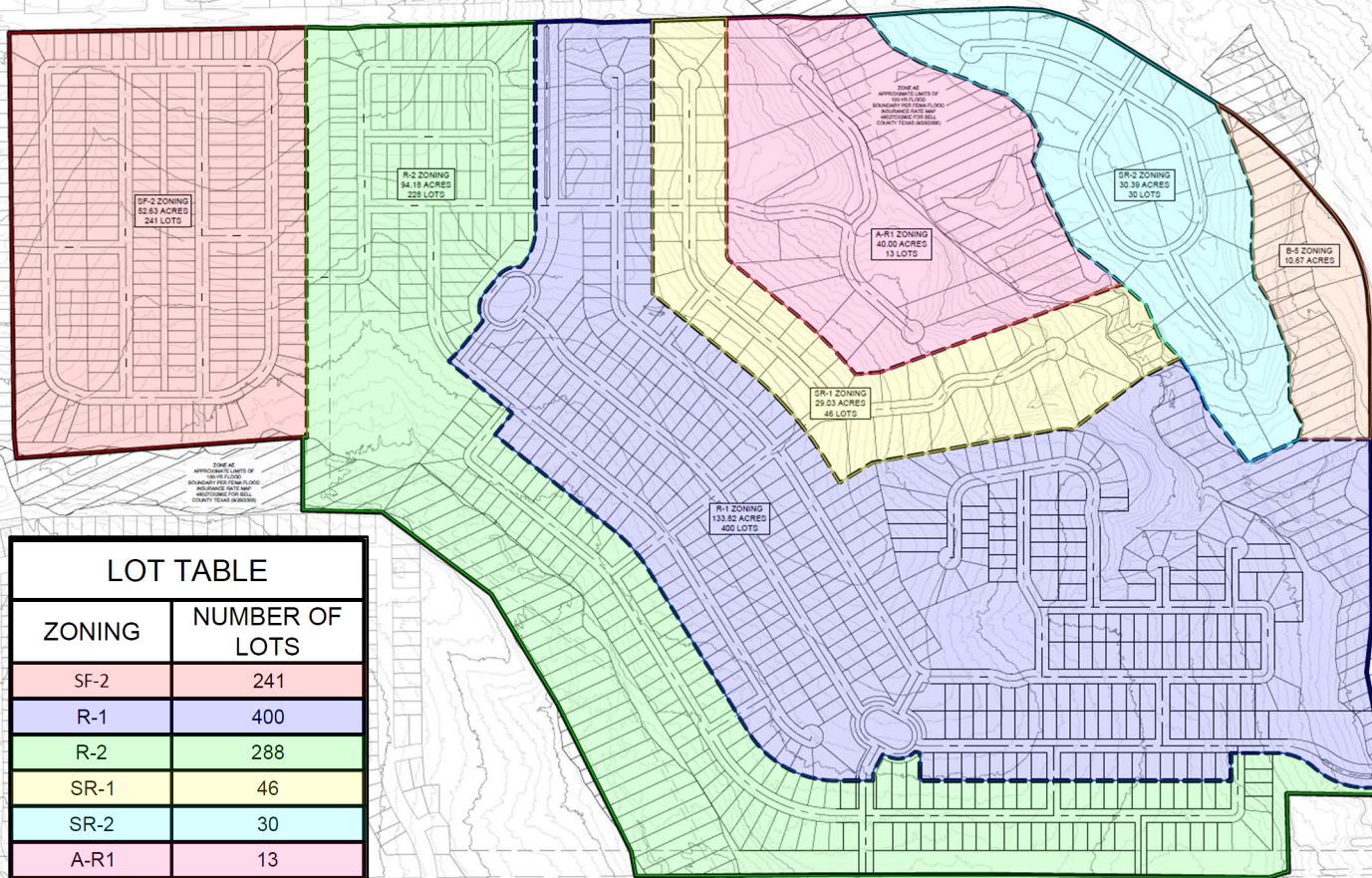
- This property is designated as 'Estate' (E) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Estate' (E) designation encourages the following development types:
 - ▣ Detached residential dwellings
 - ▣ Public/institutional
 - ▣ Parks and public spaces

Preserve at Thousand Oaks PUD

13

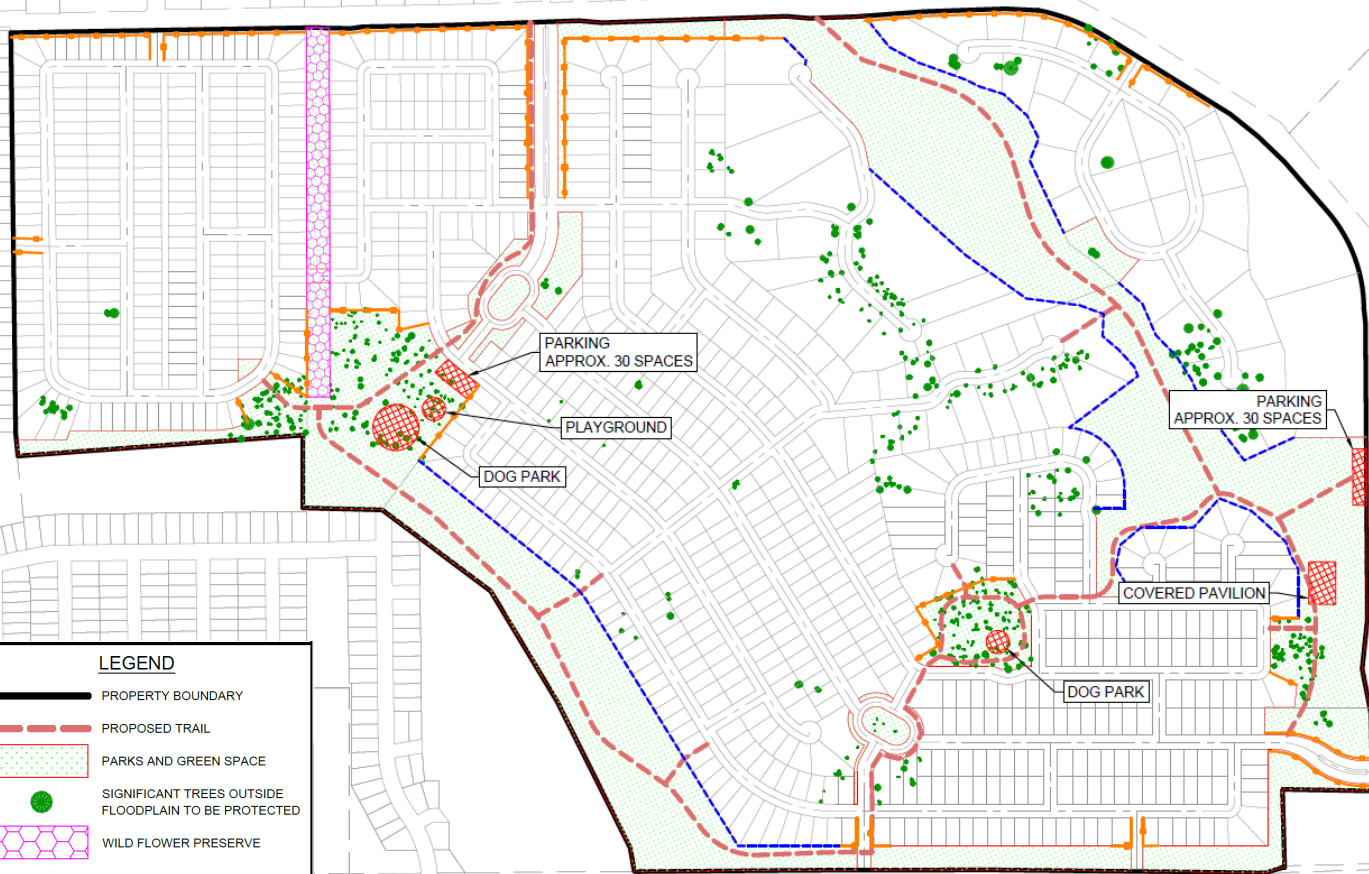
- If approved, the 'Planned Development' (PD) designation encourages the following development types:
 - ▣ Mixed use (retail, office, residential, public)
 - ▣ Variety of housing types
 - ▣ Parks and public spaces





LEGEND

- PROPERTY BOUNDARY
- PROPOSED TRAIL
- PARKS AND GREEN SPACE
- SIGNIFICANT TREES OUTSIDE FLOODPLAIN TO BE PROTECTED
- WILD FLOWER PRESERVE
- 6' TALL MASONRY FENCE
- WROUGHT IRON FENCE



Parkland & Tree Preservation

17

- Approx. **90 acres** of open space to be dedicated to the City for public parks.
- Of that, approx. 44 acres are in the floodplain and 46 are outside the floodplain.
- Approximately 1,000 hardwood trees (oak, elm, and pecan) will be preserved outside of the floodplain.

Proposed Open Space Amenities

18

- ❑ 14,800 linear feet (approx. 2.8 miles) of 8-foot concrete trail to be provided throughout the development and along existing lake
- ❑ 6-foot stone parameter wall along E. Stagecoach Rd.
- ❑ 1 covered pavilion (approx. 2,500 sq. ft.)
- ❑ 1 playground
- ❑ 2 dog parks
- ❑ 2 parking lots (approx. 30 parking spaces each)
- ❑ Picnic tables, trash receptacles and benches throughout

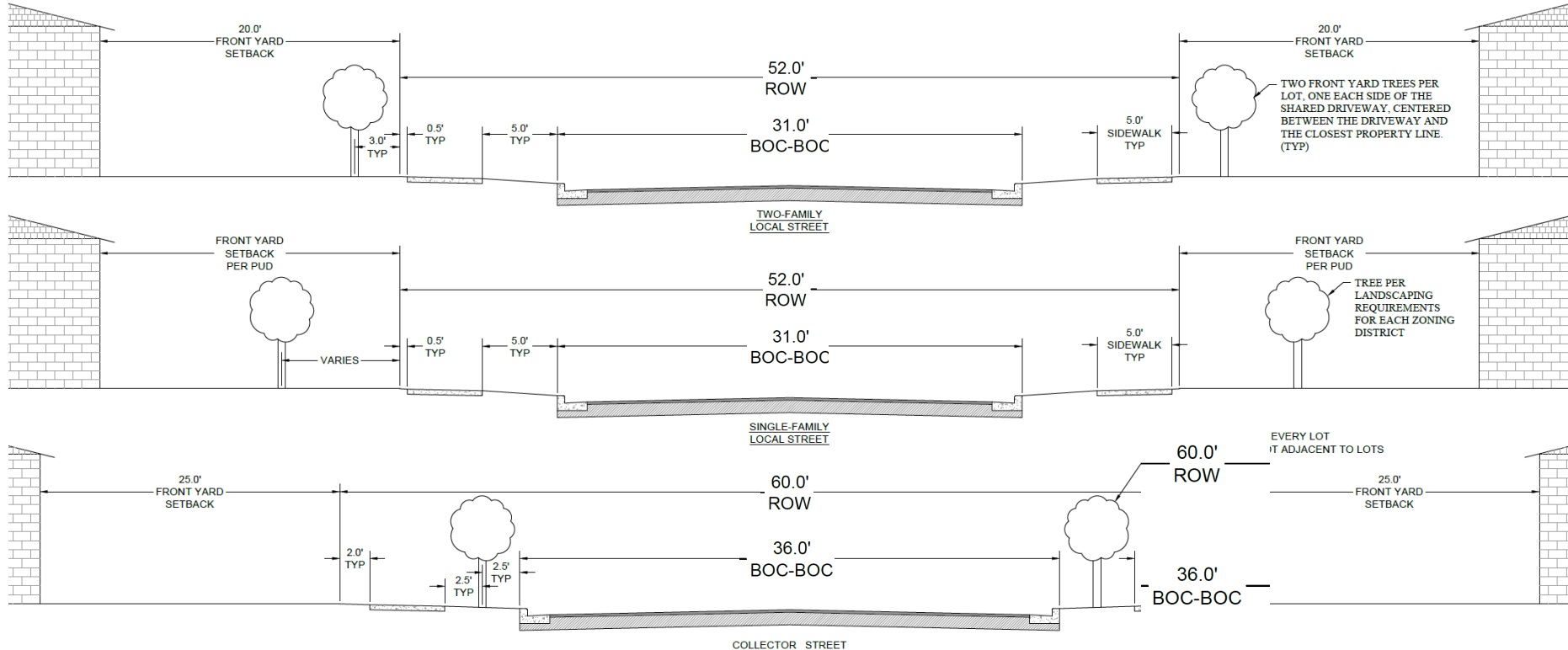
Proposed Open Space Amenities

19



Proposed Street Sections

20



Duplex Elevations

21



Public Notification

22

- Staff notified two-hundred and forty-seven (247) surrounding property owners regarding this request.
- As of the date of this staff report, staff has received four (4) written responses regarding the zoning request, including:
 - ▣ Three (3) in opposition to the proposed development, and
 - ▣ One (1) response regarding concerns about use of the private road south of Fire Station No. 8 by construction vehicles.

Alternatives

23

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's FLUM amendment request;
 - ❑ Approve a more restrictive FLUM designation than requested; or
 - ❑ Approve the applicant's FLUM amendment request as presented.

Alternatives

24

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's PUD request;
 - ❑ Approve the PUD with additional and/or amended conditions; or
 - ❑ Approve the applicant's PUD request as presented.

Staff Recommendation

25

- Staff finds that the proposed development includes a mix of housing types and lot sizes, as well as a significant amount of open space and park amenities.
- Staff is of the determination that the proposed development is consistent with the policies and principles discussed during the ongoing Comprehensive Plan process.
- Therefore, staff recommends approval of both the FLUM and zoning request as presented.

Commission Recommendation

- At their regular meeting on June 6, 2022, the Planning and Zoning Commission recommended approval of both the FLUM amendment and zoning request by a vote of 4 to 1 with Commissioner Ploeckelmann in opposition.
- Commissioner Ploeckelmann expressed concern about developing the last portion of open land in the City.