



STAFF REPORT

TO: Mayor Keis and Members of the City Council

FROM: Chris Heineman, City Administrator
Corrin Wendell, Community Development Director

DATE: March 23, 2022

RE: U.S. Home, LLC Proposed Development – 3036 Vanderbie Street

BACKGROUND:

In December of 2021, Lennar Corporation (U.S. Home, LLC) entered into a purchase agreement for the 17+ acre Heinel property. Shortly after, they announced that they had also entered into a purchase agreement for the adjacent Wilson parcels totaling 2.57 acres. Since then, staff has been in contact with Melissa Duce of Lennar and Bob Barth from WSB discussing a potential concept plan for the proposed 184-unit townhome development. City staff has conducted several meetings and completed an initial review of the proposed development according to the Comprehensive Plan and Zoning Code.

At this time, the developers have chosen to move forward with a presentation at the City Council workshop on March 23 to discuss the proposed concept plan. The developer has also scheduled an informational neighborhood meeting on Thursday, March 24 from 5:00 to 6:00 pm in the cafeteria at Little Canada Elementary School. Additional information will be provided at the workshop.

Proposal:

U.S. Home, LLC is proposing to develop 21 acres at the northern end of Vanderbie Street and south of County Road D East (formerly known as the Heinel and Wilson properties). Lennar has submitted a 184-townhome concept plan to the City. The density of this future community will be similar to the Pitrina Park Terrace community.

Comprehensive Plan:

The City's 2040 Comprehensive Plan guides these parcels for Medium and High Density Residential, with a density range of 4-10 (Medium Density) to 10-29 (High Density) units/acre. The Comp Plan does support the development of townhomes at a medium or high-density range. At 184 units/21 acres, the proposed density is approximately 8.7 units per acre.

Zoning:

The parcels are currently zoned R-1, Low Density Residential, and have existing single-family homes on each parcel. With the Comp Plan guiding these parcels for medium and high-density residential, the developer would need to apply for a rezoning from R-1 to R-2 (or R-3 depending on overall density). Based on the proposed density, it is anticipated that the developer will apply for rezoning the entire parcel from R-1 (Low Density) to R-2 (Medium Density).

Site Plan Standards:

The City of Little Canada's Zoning Code outlines areas in which development proposals can be reviewed for including the following:

1. The plan conforms to the requirements of this Ordinance in terms of land use, setbacks, number of housing units, land coverage, parking and other relevant regulations;
2. A proposed project's compatibility with the area environment and with other existing land uses and buildings in the surrounding area;
3. The quantity, quality, utility, size, and type of a proposed project's required open space and proposed landscaping improvements;
4. The ability of a proposed project's traffic circulation system to provide for the convenient and safe internal and external movement of vehicles and pedestrians;
5. The quantity, quality, utility, size, and type of a proposed project's required community facilities;
6. The location and adequacy of a proposed project's provision for drainage and utilities; and
7. Security, fire protection, and life or safety issues.
8. The location of existing and proposed structures, with the number of dwelling units and/or non-residential floor area.
9. All setback lines.
10. Proposed street rights-of-way road or utility easements, or other reservations of land on the site;
11. Street layout and grades with centerline elevations;
12. Sidewalk or path location, width and material;
13. Proposed curb cuts, aisles, off-street parking and loading spaces and dimensions;
14. The location, species and size of plantings;
15. The location, height and material for berms, walls and fences;
16. A tree preservation plan;
17. The location and method of screening of outdoor trash storage and recycling areas;
18. The location and size of all proposed signs;
19. The location and height of exterior lights, including a photometric diagram;
20. Elevation views of all proposed buildings, with building materials and proposed colors;
21. A site development staging plan, if applicable.
22. If proposing a building addition, a floor plan with the interior dimensions for each floor.
23. Landscaping Plan.
24. Lighting Plan.
25. Grading and Drainage Plans.
26. Public and Private Utility Plans.

Financial Impact:

The proposed 184-unit townhome development would have a significant increase in tax base for the City, including an increase of approximately 405 new residents based on average household size.

Park Dedication:

The proposed development would be required to submit a park dedication fee or land in lieu of a fee (pending trail and sidewalk amenities) to the City at the time of recording a new plat. The park charge or dedication fee for low to medium density residential development is \$3,675 per unit.

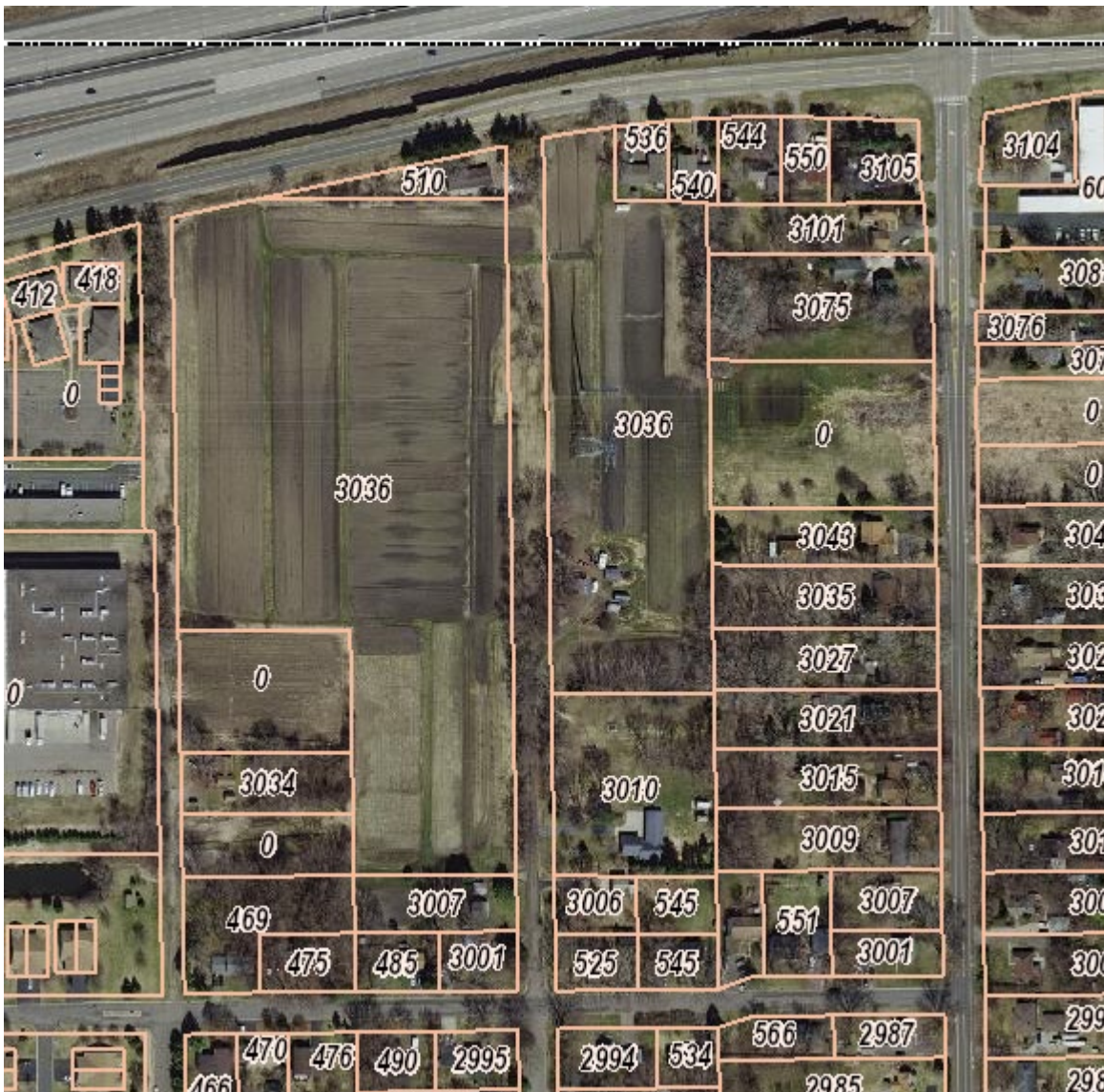
Neighborhood Meeting:

A neighborhood meeting has also been scheduled to discuss the overall concept layout and plans with local residents on March 24th from 5-6pm at Little Canada Elementary in their cafeteria. Residents within 350 feet of the proposed development were notified by letter and encouraged to attend the meeting to provide their initial comments and input. The meeting will have a brief presentation of the proposed site plan and a description of the homes to be built there. The remainder of the meeting will be an Open House format during which time they will answer questions.

Next Steps:

After review of the concept plan and neighborhood meeting, the developer plans to submit an application for a Preliminary/Final Plat and Rezoning along with a Development Agreement to the Planning Commission and City Council in May 2022. Once approvals are in place, the developer plans to submit for a building permit to begin construction this summer.

AERIAL MAP:



PROPOSED CONCEPT DEVELOPMENT LAYOUT:

