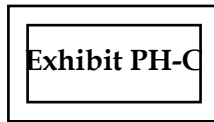


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AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Public Hearing Concerning the Request to Amend the Frisco Square Planned Development Ordinance # 01-14 of Approximately 38.8 Acres within the Frisco Square Planned Development District.

Submitted By: Crawford Mace Properties, Applicants
Yung Design Group, Representative
Chuck Ortwein, Senior Planner

Date: February 13, 2006

Issue Statement

Yung Design Group, representing, Crawford Mace Properties, has filed a petition with the Board of Aldermen to amend the Frisco Square Planned Development to allow for an increase in the housing density of approximately 38.8 Acres within the Frisco Square Planned Development District.

Discussion and/or Analysis

Crawford Mace Properties has a contract on the subject property pending the approval of the request to amend the original Planned Development Document by increasing the housing density on 38.8 acres. The proposed amendment will increase the density from 6.5 dwelling units per acre to 11 dwelling units per acre. 6.5 dwelling units per acre is what is currently allowed in R1-H zoning. The increase in density to 11 units per acre is less than what is allowed in an R-3 zoning district. The Planned Development Document for Frisco Square was last updated in 1999. This document would serve as an amendment to the original plan and apply to only the 38.8 acre parcel. Adoption of this amendment would effectively change the density requirements allowable within the Frisco Square Planned Development. The developer will be required to adhere to all regulations and design standards as agreed upon in the original plan. The City has negotiated improvements to Miller Road which will widen the road to allow for two way traffic to the east property line. The developer and current property owners will also be making road improvements to that area within and around the Frisco Square Development. Crawford Mace Properties intends to construct a mix of single-family attached, two-family and town homes. A clubhouse, day care facility and recreational facility will be provided as part of the property's amenities.

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The Planning and Zoning Commission did vote 5 to 0 to approve the Planned Development Document with the following amendment:

Page 5, Section 1.05: "Street Classifications" sub heading "Local Commercial Streets". The Commission voted to **strike**: "S. West Avenue shall be reconfigured to terminate in a cul-de-sac south of Highway 60" and **replace** with: "Improvements to South West Avenue shall be made in accordance to the City's Transportation Plan and after the completion of a Traffic Flow Analysis."

Staff Recommendation

No Action required; an ordinance will be presented to the Board of Aldermen at the February 13th, 2006 Board of Aldermen meeting.