

C. FINAL DEVELOPMENT PLAN APPROVAL – HOLLY RIDGE – Vicinity of the northeast corner of 159th Street and Lowell Avenue

1. APPLICANT: Phelps Engineering, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow the construction of a multi-family development.
3. LOCATION: The subject property in the vicinity of the northeast corner of 159th Street and Lowell Avenue.
4. EXISTING ZONING: This property is currently zoned RP-4, Planned Cluster Dwelling District (Rezoning No. 2002-4).
5. ANALYSIS: The applicant is requesting final development plan approval to allow the construction of two, three and four-unit buildings in the Holly Ridge townhome development. The plan shows that 24 buildings have been built or are being built and 30 buildings are yet to be constructed. The plan is for the remaining 84 units to be built in the development.

This final development plan coincides with the revised preliminary plan to modify the building types in the development. That plan is the preceding item on the Planning Commission agenda.

The buildings north of 158th Street will have the same architectural elements as the existing buildings. Random stone is used as an accent material and stone columns are proposed between some of the units. The roof pitch will be the same as the existing buildings and decorative garage doors are proposed to be used. Each unit within the building will be offset to add interest in the building façade facing the internal drives.

The buildings on the south side of 158th Street will use different siding and will have a slightly shallower roof pitch. The differences of the building types and architectural features will create variety, which staff believes is an attribute to the development.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, Holly Ridge, subject to the following stipulations:
 - a. Prior to the issuance of a Building Permit for individual buildings, the revised final plat shall be recorded.
 - b. Prior to the issuance of a Certificate of Occupancy for a building, all landscaping for the building shall be installed.