

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**



November 19, 2015

**FP15-20: proposed Final Plat of North Campus Subdivision**

**SIZE AND LOCATION:** 6.390 acres of land out of the J.E. Scott League, A-50 adjoining the west side of Old College Road between South College and Mobile Avenues

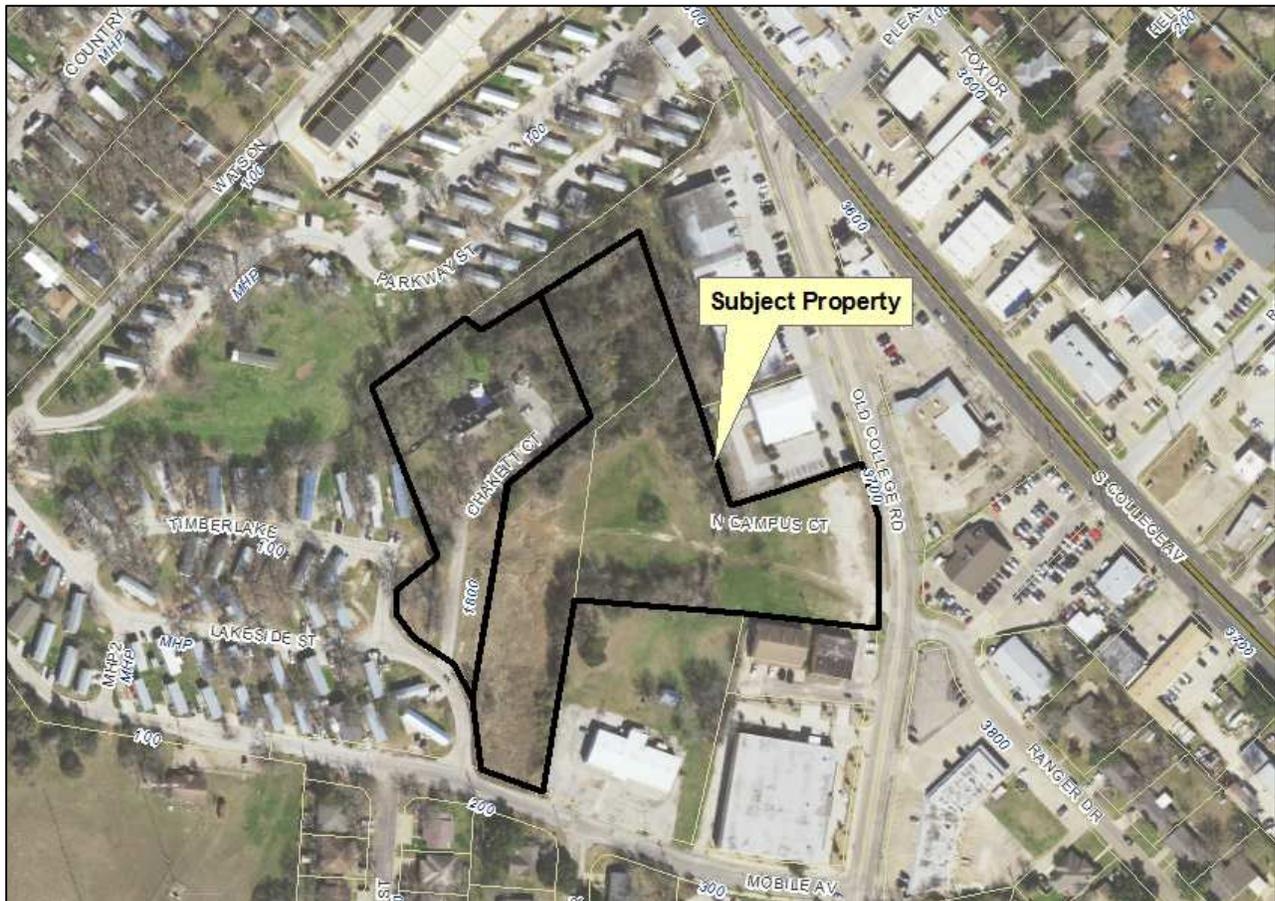
**EXISTING LAND USE:** fraternity house/vacant acreage

**ZONING:** Planned Development – Housing District (PD-H) and South College – Residential District (SC-R)

**APPLICANT(S):** Justin Whitworth of Bona Fide Acquisitions, LLC and Christopher J Shafer on behalf of Theta Zeta of Chi Pi - Alumni Housing Association

**AGENT(S):** Schultz Engineering, LLC

**STAFF CONTACT:** Matthew Hilgemeier, AICP, Staff Planner



## **PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:**

The subject property is comprised of 6.39 acres of land currently zoned a combination of Planned Development – Housing District (PD-H) and South College – Residential District (SC-R). The proposed final plat creates 18 single-family residential lots ranging in size in size from 5,425 square feet to 8,312 square feet, and one larger lot (1.95 acres) that will accommodate an existing fraternity house. The PD-H zoning for most of the subject property was approved by the City Council on August 4, 2015 (case no. RZ15-05). The proposed final plat substantially conforms to the development plan for the PD-H District (Ordinance No. 2103).

A new 30-foot wide local street (Howdy Court) is proposed for improvement by the developer. Parkland development and dedication fees totaling \$9,360 apply to this new subdivision in accordance with the standards of Subdivision Ordinance Section 110-60. A 6-foot sidewalk will be constructed along on one side of Howdy Court, in conformance with the approved PD-H development plan.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff therefore recommend **approving** this proposed final plat.