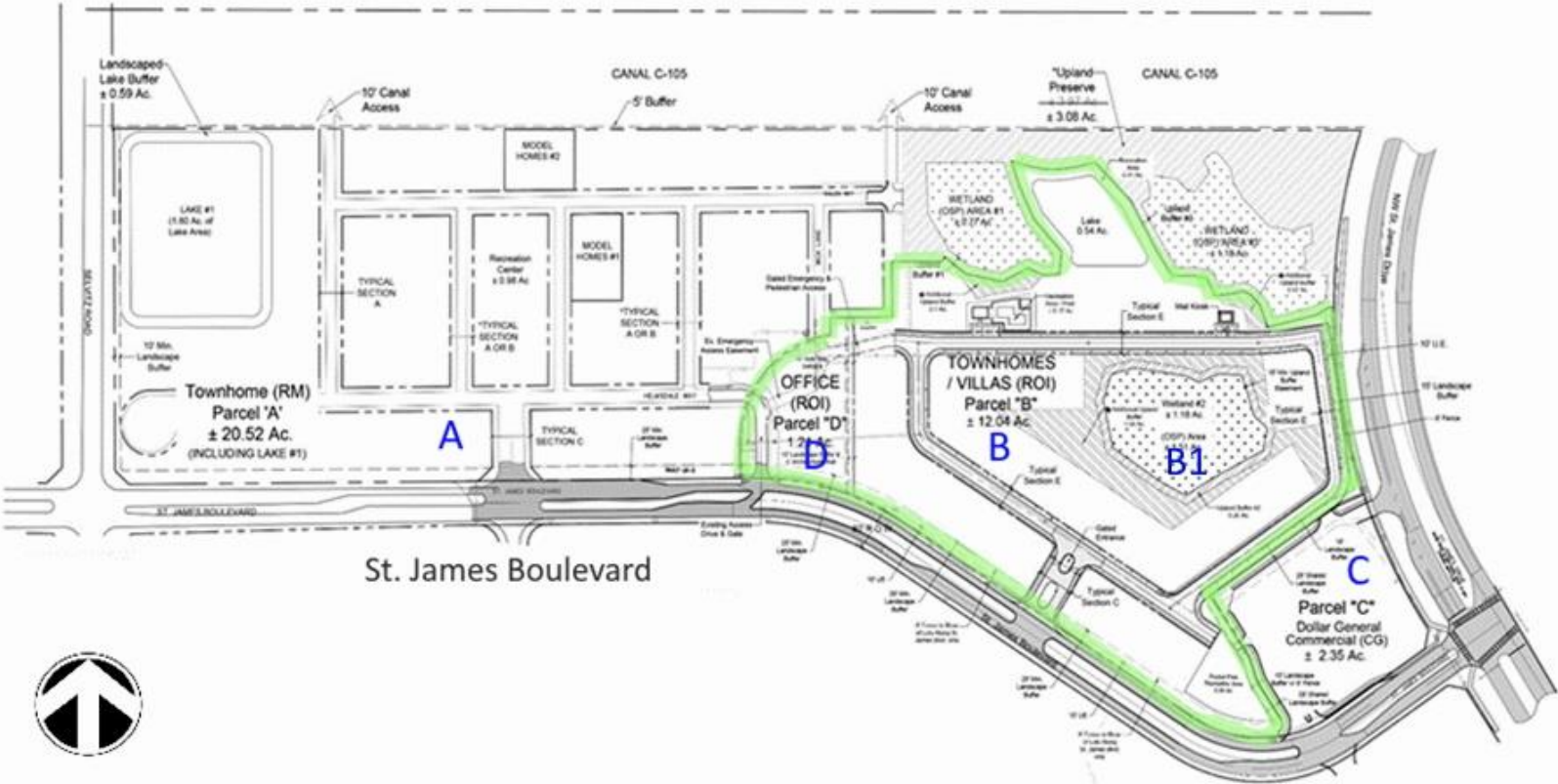


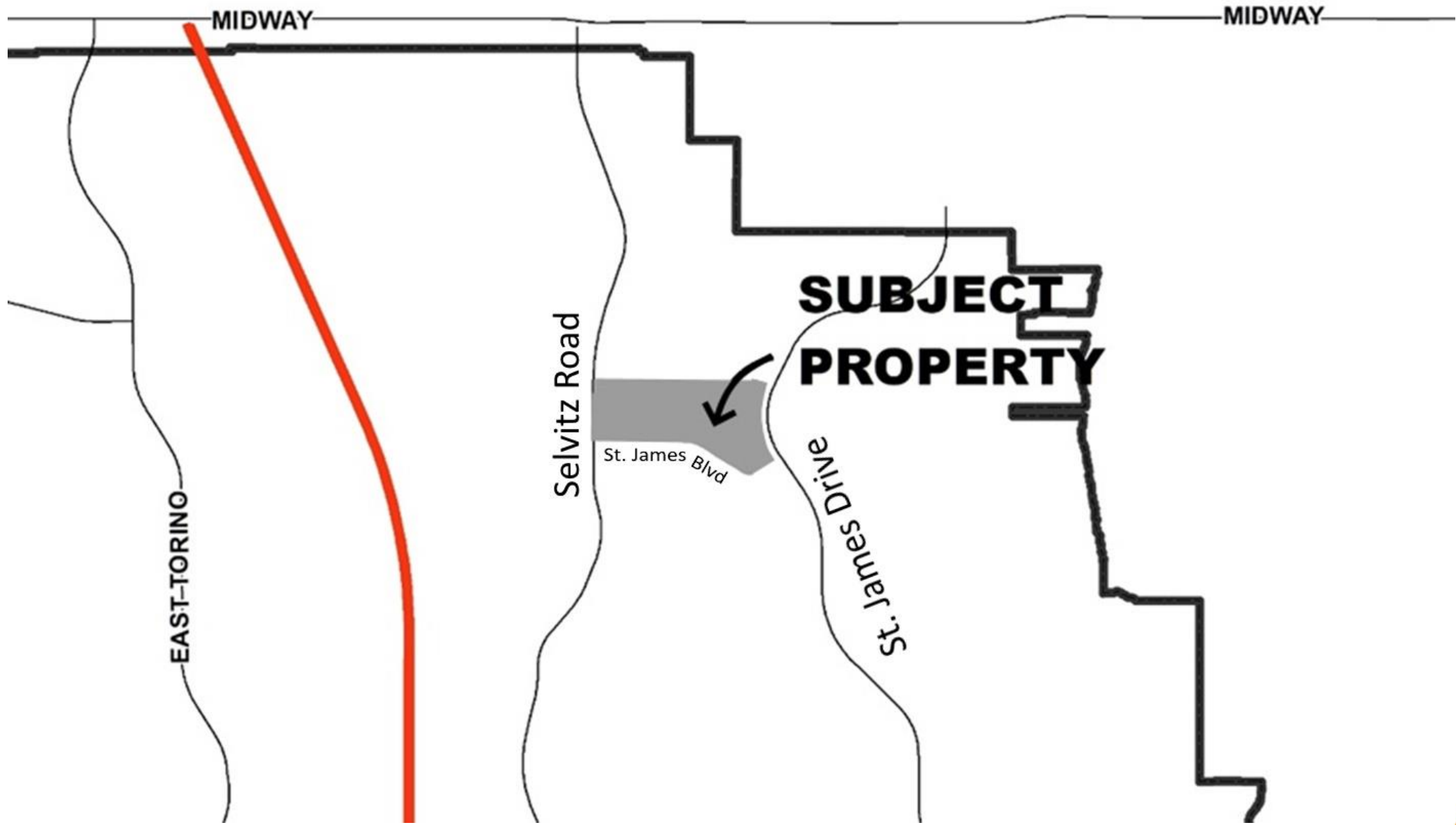
**St. Andrews Park, Phase 2
Planned Unit Development (PUD),
Amendment No. 1
(P21-175)**

City Council April 25, 2022
Holly F. Price, AICP, Senior Planner



REQUEST: Rezone the **42.33-acre PUD (Planned Unit Development) zoning district**. The green outline shows the 14.76-acre property within the PUD that is proposed for development. Parcel B is for 67 townhouse units. Parcel D is for office development. This is the last property in the St. Andrews Park Phase 2 to be developed.





LOCATION MAP

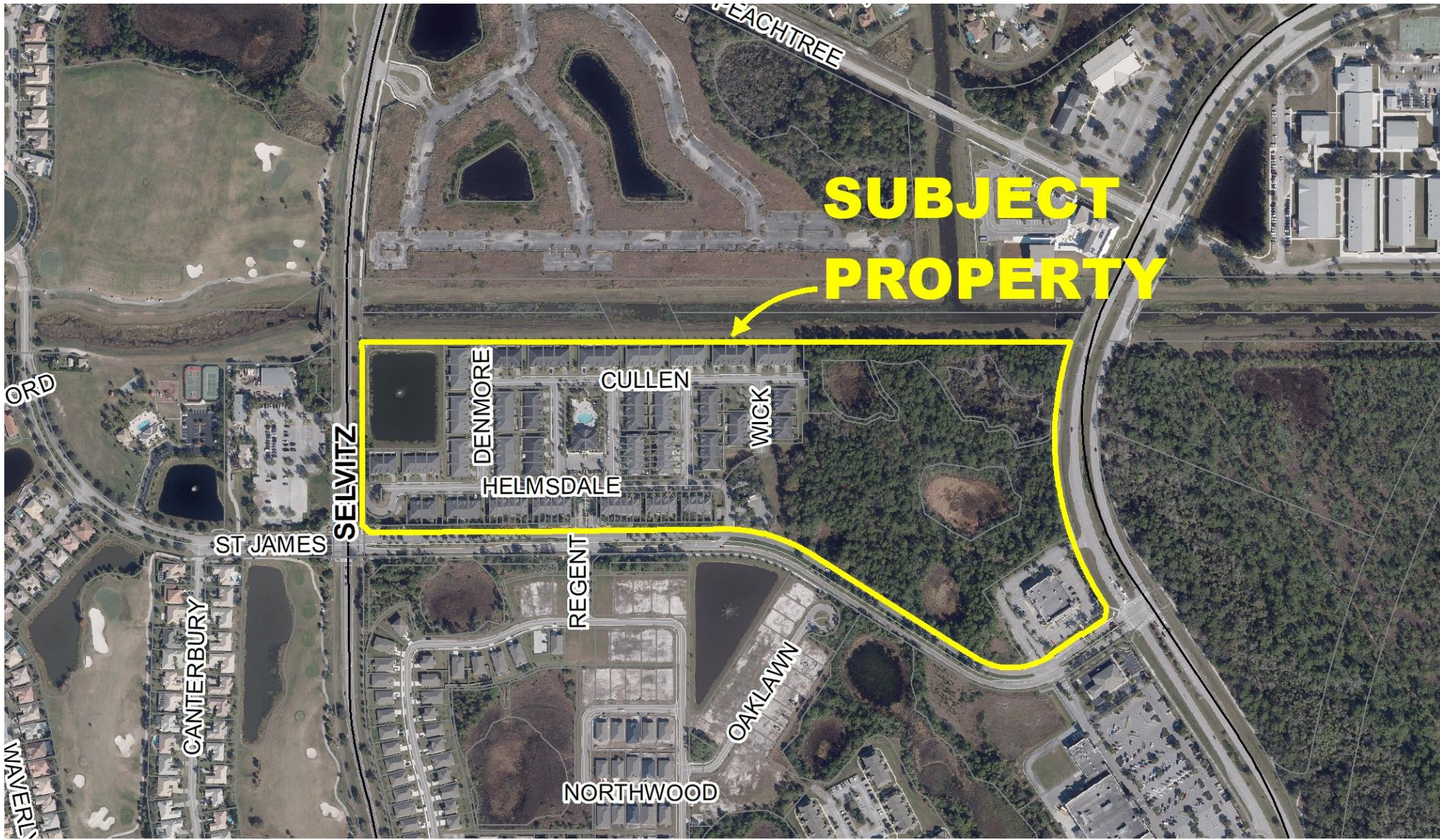


Applicant: HJA Design Studio / Michael Houston, PLA
Owner: St. Andrews Park Commercial, LLC



- **The previous PUD zoning** required Parcels B, C, and D to be developed as a **mixed-use business park** consisting of commercial and office uses mostly.
- This PUD amendment proposes to **remove most of the commercial and office uses** in these parcels and replace with multifamily residential (townhouse) uses.
- Parcel A, located on the west side of the PUD, has been developed and consists of townhouses. Parcel C is currently a Dollar Tree store.
- **The PUD proposes to amend the 42.33-acre PUD to increase the area dedicated for townhouse development (Parcel B) from 20.52-acres to 32.52-acres (+8.52-acres), decrease the area for office development (Parcel D) from 5.66-acres to 1.25-acres (-4.41-acres), and decrease the area for commercial development (Parcel C) from 8.4-acres to 2.35-acres (-6.05-acres).**

- The applicant is proposing to build a **67-unit townhouse development on Parcel B along with a clubhouse, dog park, and nature trails for residents.** The PUD also proposes a 1.25-acre site for office development on Parcel D. A median cut has been added to St. James Boulevard to allow residents easy access in and out of the development.
- The PUD proposes a total maximum of **179 residential units on 32.56 acres at a density of 5.5 dwelling units per acre (DUPA):** Parcel A = 112 units/20.52 acres or 5.5 DUPA, Parcel B = 67 units/12.04 acres or 5.6 DUPA. **This is less than the maximum allowed density of 11 DUPA.**

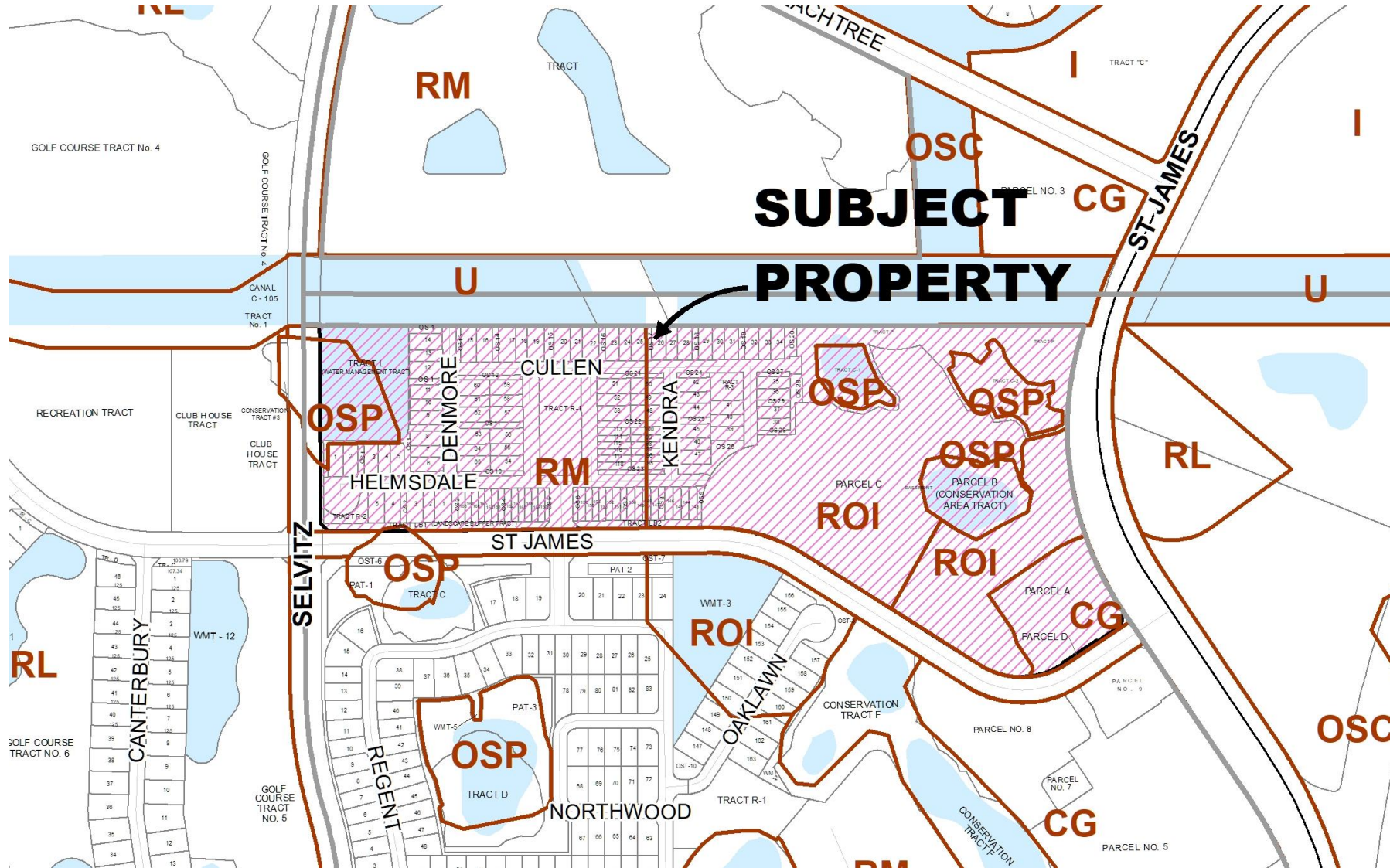


AERIAL

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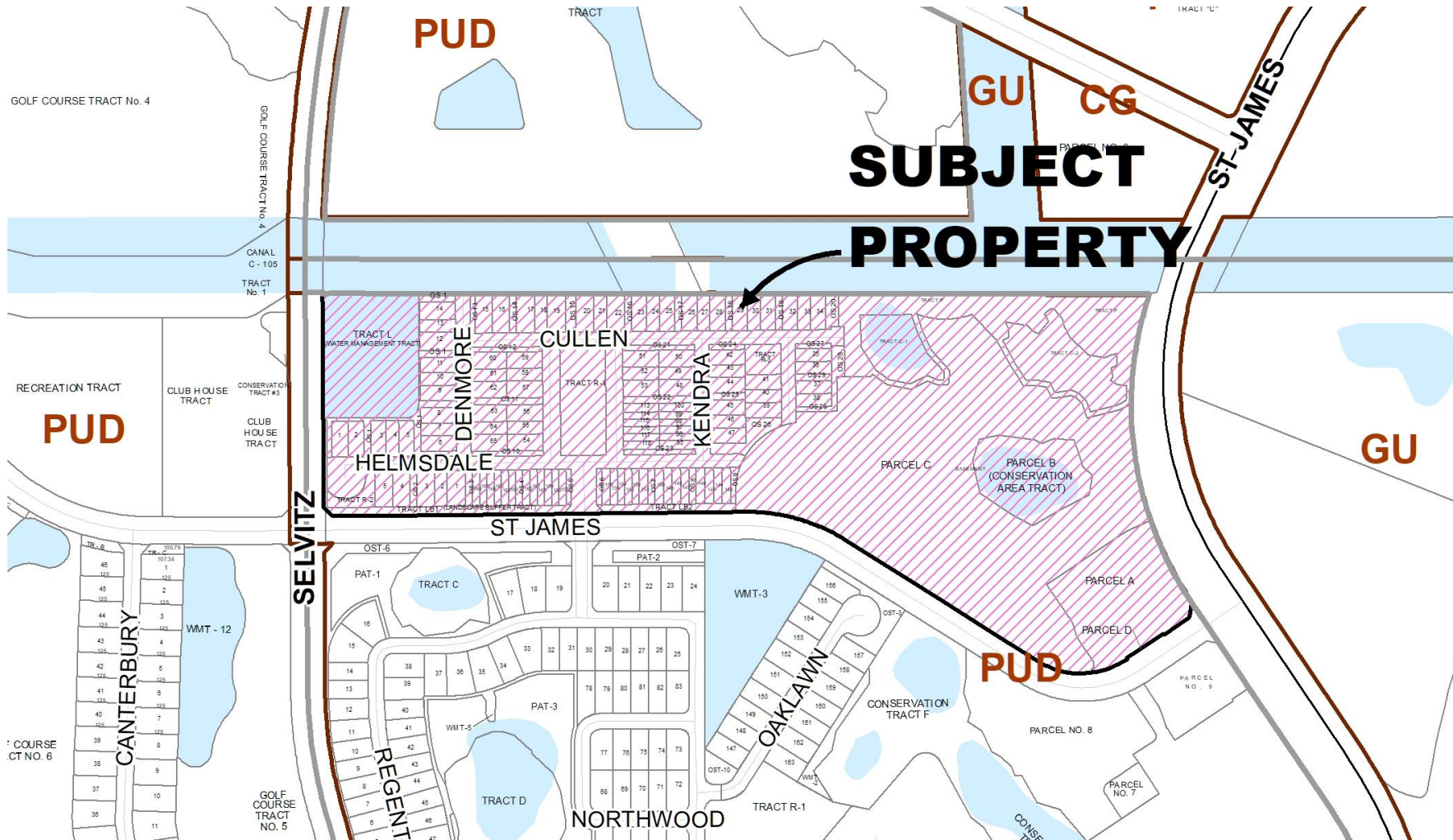
**Future Land Use:
ROI/CG/RM/OSP**



FUTURE LAND USE MAP

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Zoning:

Existing: Planned Unit Development (PUD)

Proposed: Planned Unit Development (PUD)

- Last property in St. Andrews to be developed.



- **Proposed Condition of Approval: Sidewalk along South Side of St. James Boulevard**
- One of the objectives of the St. Andrews Park PUD is to create a pedestrian-friendly, mixed-use development with inter-connected sidewalks.
- The St. Andrews Park PUD Conceptual Master Plan (P13-114) shows a sidewalk located either on the property or in the street right-of-way along both sides of St. James Boulevard. **On the south side of St James Boulevard, there is no sidewalk along the street right-of-way** where there is a property with a wetland and an OSP (Open Space Preservation) future land use,
- This OSP property is owned by St. Andrews Park Property Owner's Association (POA). Stanley Markofsky is the President of the POA and the owner of the St. Andrews Park property that is the subject of this rezoning on the north side of street.
- Mr. Markofsky indicated that he would be willing to install a sidewalk along the south side of St. James Boulevard or along the front of the OSP property so that in the future there will be a fully connected sidewalk located along the south side of St. James Boulevard when development is completed.

CONDITION OF APPROVAL





CONDITION OF APPROVAL

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Condition: The St. Andrews Park POA shall install an 8-foot-wide sidewalk along the south side of St. James Boulevard that abuts or is within parcel 3408-700-0004-000-8 as approved by the Public Works Department. The sidewalk shall extend the entire length of the property, approximately 211.75 feet. The sidewalk shall be completed at the time of the final inspection approval for a Certificate of Occupancy for the first townhouse building in St. Andrews Park Parcel B on the north side of St James Boulevard.

CONDITION OF APPROVAL

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-Received latest Traffic Analysis Report dated July 2021 completed by Susan O'Rourke Engineering & Planning, Inc.

-Reviewed by City staff

-Amendment found to have only minor additional traffic impacts from the previously approved PUD.

-The proposed 67 Multi-family dwelling units would result in 41 PM Peak hour trips.



This PUD amendment is consistent with the direction and policies of the Comprehensive Plan.

Land Use Consistency: The future land use map amendment furthers the following objectives and policies of the comprehensive plan:

➤ **Objective 1.1.4** - indicates that future development and redevelopment should be directed to appropriate areas and that the map should be consistent with the desired community character. **The proposed residential use for Parcel B is in character with the surrounding residential uses.**

➤ **Policy 1.1.4.2 (a)** - describes the ROI future land use designation as a “mixed-use category to serve development along major corridors as transitional land uses between more intensive commercial uses.” **The proposed use is located behind a commercial use and serves as a transitional use.**

➤ **Policy 1.1.4.10** – indicates for ROI and RM future land uses (Residential Office Institutional and Medium Density Residential), a maximum density of 11 dwelling units per acre is allowed. **The maximum density proposed for St. Andrews is 5.6 dwelling units per acre.**



This PUD amendment was reviewed and **recommended for approval** by the Planning and Zoning Board on April 5, 2022 with the following condition:

Condition: The St. Andrews Park POA shall install an 8-foot-wide sidewalk along the south side of St. James Boulevard that abuts or is within parcel 3408-700-0004-000-8 as approved by the Public Works Department. The sidewalk shall extend the entire length of the property, approximately 211.75 feet. The sidewalk shall be completed at the time of the final inspection approval for a Certificate of Occupancy for the first townhouse building in St. Andrews Park Parcel B on the north side of St. James Boulevard.

RECOMMENDATION

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