

# Torino Parc Planned Unit Development (PUD) Rezoning (P20-177)

Planning and Zoning Board Meeting

July 5, 2022

Holly F. Price, AICP, Senior Planner



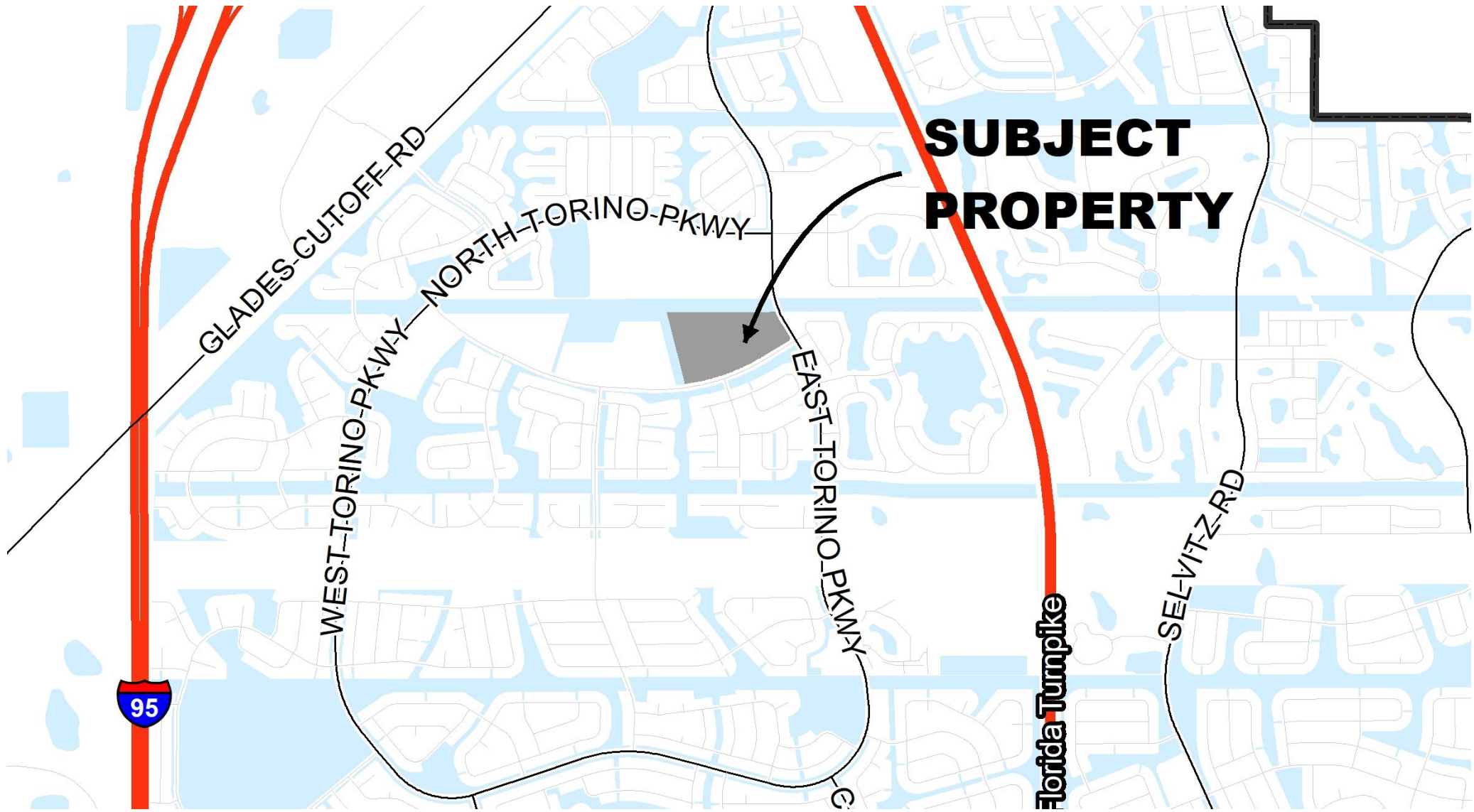
**Rezone property to PUD (Planned Unit Development) for a 263-unit multifamily development.**

Applicant – Engineering Design & Construction (EDC)

Agent – Bradley Currie, AICP

Owner – St. Matilda, LLC.

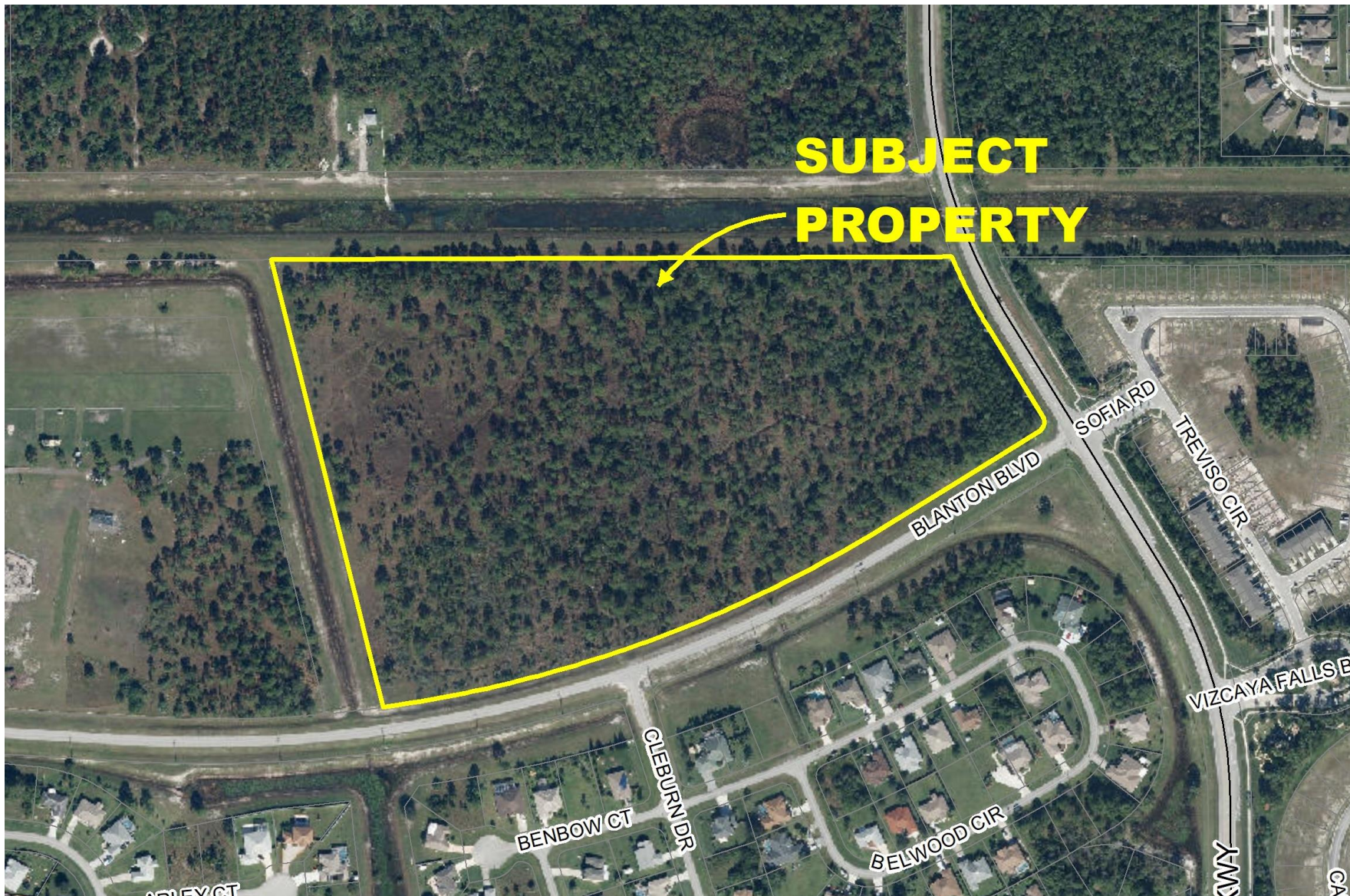




# LOCATION MAP

[CityofPSL.com](http://CityofPSL.com)





Upland  
Mitigation  
Required

AERIAL

CityofPSL.com



## **Existing and Proposed Zoning: PUD**

This project currently has a Planned Unit Development (PUD) zoning designation. This application is a PUD rezoning, rather than a PUD amendment, because the applicants are rewriting the content of the existing PUD document.

## **Existing Future Land Use: Medium Density Residential (RM)**

Site Area: **28.8 acres**

Units: **263 Multifamily Units**

Density Proposed: 9.13 dwelling units per acre.

Density Allowed: 11 dwelling units per acre.





## Proposed Master Concept Plan

- 263 units
- 2-story townhouses
- Fee-simple

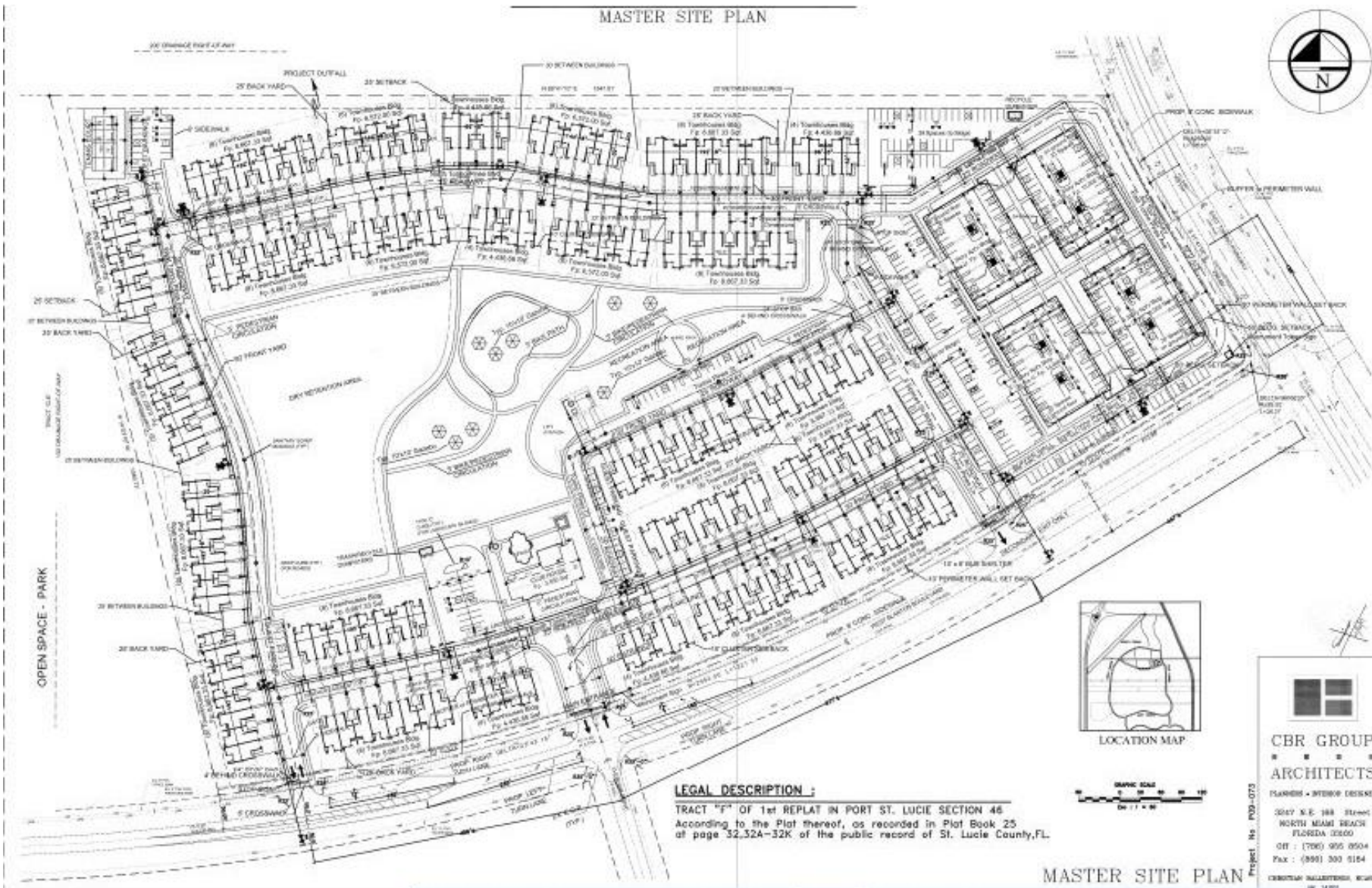
MASTER CONCEPT PLAN

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**2006 Approved PUD P05-063 Torino Pines PUD** - This zoning application was approved by City Council on September 11, 2006 for 316 multifamily units: 172 townhouse units and 144 apartment units with a density of 10.9 dwelling units per acre.

**2009 Approved Site Plan P09-073 Torino Pines Site Plan** – This site plan application was approved by City Council on October 26, 2009 for 316 multifamily units: 172 townhouse units and 144 apartment units with a density of 10.97 dwelling units per acre. The apartments are 4 stories and 49.5 feet in height to top of roof. This site plan was granted an extension to 2014. The site plan expired and is no longer valid.



# Previously Approved Site Plan

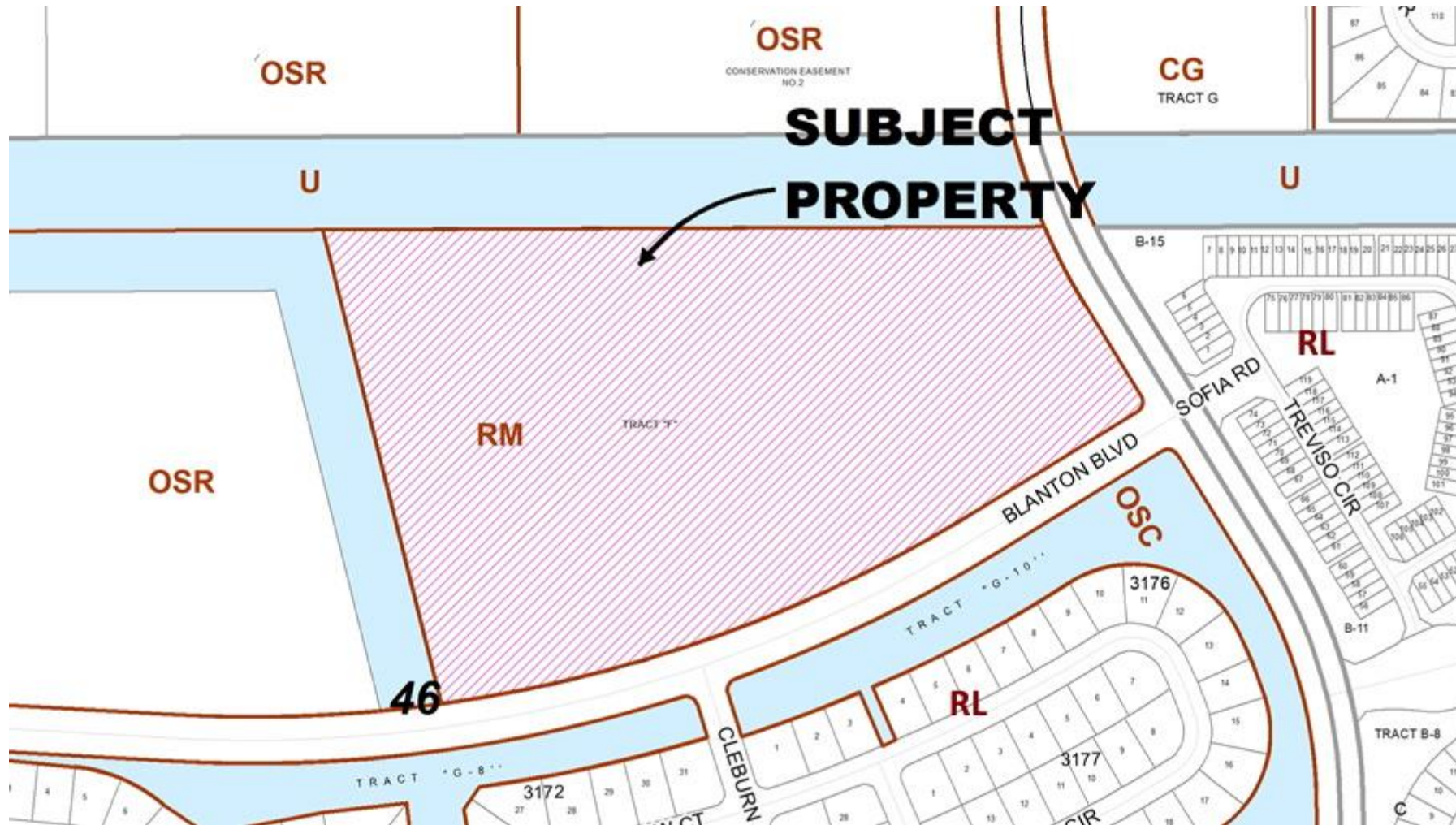
P09-073  
 Oct, 26, 2009  
 Expired in 2014

316 multifamily units:  
 172 townhouse units  
 and 144 apartment units

2009 APPROVED SITE PLAN

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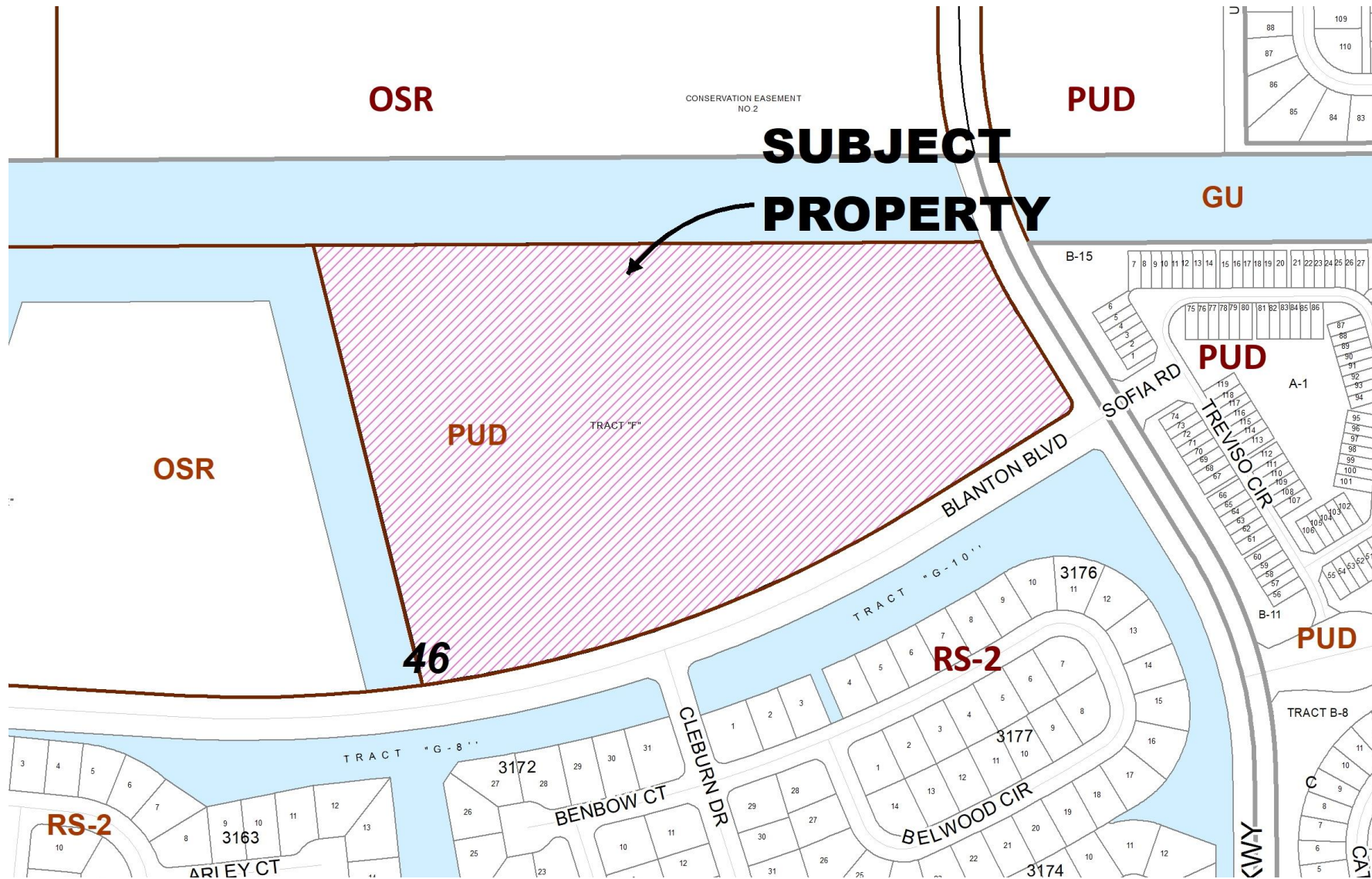




FUTURE LAND USE

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# ZONING

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## TRAFFIC IMPACT ANALYSIS

- Received latest Traffic Analysis Report dated June 20, 2022 completed by Susan O'Rourke Engineering & Planning, Inc.
- Reviewed by City staff
- The proposed 263 Townhome dwelling units would result in 134 PM Peak hour trips.
- With the addition of projected project trips added, the intersections of both North Torino Parkway and Blanton Blvd. with East Torino Parkway still only operate at a Level of Service D. The Level of Service requirement for improvement within the city is a Level of Service E so this project is not triggering improvements.

## TRAFFIC IMPACT MITIGATION

- Developer Proposed:
  - Left Turn lane into the site at entrance along Blanton Blvd.
  - Right Turn lane into the site at entrance along Blanton Blvd.
  - Right Turn lane along Torino Parkway at the intersection with Blanton Blvd.
- Future City Improvements:
  - Single-lane Roundabout to be constructed in 2023 at the intersection of Torino Parkway and Turtle Dove Lane.



# TRAFFIC ANALYSIS

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

- As per Comprehensive Plan Policy 1.1.4.10 RM (Medium Density Residential), a maximum density of 11 dwelling units per acre is allowed. The maximum density proposed for Torino Parc is 9.13 dwelling units per acre with or 263 dwelling units.



The Site Plan Review Committee **recommended approval** of the PUD on October 14, 2020.

RECOMMENDATION

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