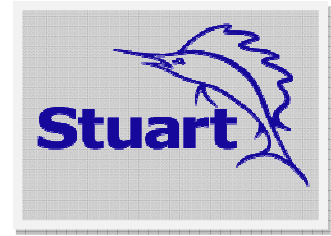


**CITY OF STUART  
CITY COMMISSION**  
March 9, 2020



<b>Project Name:</b> Avonlea Crossing Parcel B – Parcel 16 PUD	<b>Property Owner:</b> New Urban Communities, LLC
<b>Project No.:</b> Z19100017	<b>Applicant/Petitioner:</b> New Urban Communities, LLC
<b>Ordinance No:</b> 2434-2020	<b>Agent/Representative:</b> Cotluer and Hearing, LLC
	<b>Case Planner:</b> Stephen Mayer
<b>Location:</b> On the Southwest corner of Baker Road and Green River Parkway, east and north of the Haney Creek Natural Area	

**Location Map**



<b>PROJECT SUMMARY</b>		
<b><i>Property Size (area)</i></b>		4.14 Acres
<b><i>Present Use</i></b>		Undeveloped
<b><i>Subject Property Land Use</i></b>		Neighborhood/ Special District
<i>Adjacent FLU</i>	<i>North</i>	Martin County – Mobile Home
	<i>South</i>	City – Downtown
	<i>East</i>	City – Neighborhood/Special District
	<i>West</i>	County – Medium Density
<b><i>Subject Property Zoning</i></b>		Commercial Planned Unit Development (CPUD)
<i>Adjacent Zoning</i>	<i>North</i>	Martin County - RT
	<i>South</i>	City of Stuart – CPUD
	<i>East</i>	City of Stuart – CPUD (New Avonlea PUD)
	<i>West</i>	Martin County – R-5 and RM-8
<b><i>Proposed Land Use Designation</i></b>		Neighborhood/Special District
<b><i>Proposed Zoning District</i></b>		Residential Planned Unit Development RPUD
<b><i>Proposed Use</i></b>		47 townhomes and 22 single family cottages (69 units)
<b><i>City Approvals</i></b>		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
<b><i>Brief Explanation</i></b>		The intent of this application is to request a major PUD amendment to rezone the property from CPUD to RPUD, allowing the construction of 47 townhomes and 22 single family cottages on a 4.14 acre site, known as the Avonlea Crossing Parcel B – Parcel 16, which was master planned with a potential of 75 residential units.
<b><i>Staff Recommendation:</i></b> Staff recommends approval for the Major PUD amendment to rezone the property to RPUD (Residential Planned Unit Development) and accept site and landscape plans, a design guideline for the RPUD and elevations and footprints for 47 townhomes and 22 single family cottages.		

## **STAFF REPORT AND RECOMMENDATION**

### **I. LEGAL NOTICE REQUIREMENTS**

**A. Requirements for Application** – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation to RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

**B. Site Posting Date:** 2-9-2020

**C. Mail Notice Postmark:** 2-9-2020 to property owners within 300 feet

**D. Publication Date:** 10 days prior to Second Reading

### **II. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT AND ZONING MAP AMENDMENT ORDINANCE NO. 2427-2020**

**III. APPLICATION:** Dated October 21, 2019

### **IV. HISTORY OF THE SITE**

The vacant subject property is approximately 4.14 acres and is a part of the New Avonlea PUD. The New Avonlea PUD was approved by the City Commission on June 8, 2015, via Ordinance 2307-2015, and consists of multiple parcels that are zoned CPUD and RPUD as shown on a Master Parcel Plan. The Master Parcel Plan also consisted of development maximum approvals. This request represents the third amendment and is specific to Parcel 16 of the Master PUD.

### **V. ANALYSIS**

#### **A. Site and Area Characteristics**

The Master Parcel Plan (Exhibit D) of the original New Avonlea PUD, delineated this parcel to be a Commercial Planned Unit Development, allowing for up to 75 residential units and 65,000 square feet of commercial development. The applicant would like to build 69 residential units and no commercial development on the site.

The site approximately 4.14 acres in size and on the south and west is near to the Haney Creek Natural Area. To the east and across from Green River Parkway are undeveloped parcels of the New Avonlea PUD. To the north and across Baker Road is preserve area that is an unincorporated undeveloped site.

#### **B. Project Description**

The proposed development for Avonlea Crossings Parcel B – (Parcel 16) consists of 47 two-story, two-bedroom townhouses in 12 buildings and 22 two-story, three-bedroom detached,

single-family cottage homes. The New Avonlea Masterplan allows for up to 75 units on Parcel 16, a site density of 18.1 du per acre. The proposed 69 units, a site density of 16.7 du per acre.

The stated desire from the developer, New Urban Communities, is to meet a market need for middle-income families who may otherwise have a hard time finding housing in a location in Stuart. With close proximity to downtown Stuart, Jensen Beach, quality schools, and commercial amenities, many middle-income families appear in large numbers to be priced out of the market. The developer seeks to meet this need by providing smaller, efficiently designed cottage units with superior site and landscape design. The site plan and building siting and massing combines to create a unique, intimate community with a real sense of place. The two distinct product types offered will allow a broader spectrum of households to live in the community, consistent with the original concept of Avonlea.

The development's location adjacent to the Haney Creek Natural Area to the West and South will allow residents to experience nature through a direct connection to the Haney Creek Park trail system.

The main access to the community will be from Baker Road. The applicant is providing 34% open space (or 61,378 square feet) where a minimum of 30% is required on site. The natural preserve and wetland areas have been delineated through an overall PUD agreement with the Department of Environmental Protection.

**Landscaping:** The development is fully landscaped with adequate perimeter buffers of the required number of shade trees per 30 linear feet of property. The applicant is providing a full Jamaica Caper hedge at the property line and 26 Live Oak shade trees along the western and northern property lines. The street frontage along the Green River Parkway property line consists of Florida Royal Palms. Other plant coverage includes Silver Buttonwoods, Mahogany and Gumbo Limbos. The landscape plan also includes planting schemes around the perimeter of the townhomes and cottages.

**Traffic Study:** A traffic study was already approved for the Master Site Plan. Because the project is not utilizing all 75 residential units or any of the commercial square footage allowed on the site, the number of trips generated will be significantly less than what the traffic study assumed and approved for Parcel 16.

**Parking Provisions:** City of Stuart Land Development Code, Sec. 6.01.13. - Off-street parking schedule, requires two (2) parking spaces per unit when two (2) or more bedrooms are proposed, for a total 138 parking spaces required. The single-family units will have a driveway with an optional carport and will accommodate two (2) parking spaces each unit. The townhomes will front along the northern and eastern property lines and adjacent to the central amenity feature. An 88-space surface parking lot is provided adjacent to the townhomes, along with six (6) on street parking spaces on site, and an additional five (5) on-street parking spaces along Baker Road. In total, the site will provide 140 parking spaces, or two (2) more than required.

Architectural Details: Architectural details are included on each of the four sides of the proposed townhome and cottage units offering a high standard of design and scale.

### **C. Rezoning and Land Development Code Consistency Review**

The application has been reviewed for consistency with the City's LDC. Approval of the rezoning to RPUD would allow for attached housing to be constructed at the site. The Master Parcel Plan approved up to 75 units on the CPUD, based on available density. The applicant is proposing 69 units, which is less than the Master Parcel Plan permits. The applicant shall continue to maintain an appropriate mix of Commercial and Residential uses within the entire Master Parcel Plan, by maintaining not less than 10% of the entire PUD as commercial, which is a requirement of the Special Neighborhood Future Land Use designation.

The proposed project on Parcel 16 of the New Avonlea PUD is consistent with Element I in the City of Stuart's Comprehensive Plan through its compact residential development pattern (Policy A5.1), compatibility with surrounding existing homes (Policy A5.2, Policy B3.2, and Policy B3.6), provision of market-rate units that are affordable to residents in the moderate-income level (Policy A5.4), compatibility with families (Policy A5.5), and quality landscape and streetscape design (Policy A5.6).

The proposed project is consistent with Element III in the Comprehensive Plan through its provision of housing on adequate residential land to accommodate population growth (Policy A1.2), provision of small-lot homes in a new development (Policy A1.4), provision of market-rate housing that is affordable to those in the moderate-income level (Policy A2.1), provision of a distinct, but compatible housing type that provides a more diverse housing option to residents (Policy A2.6), and provision of a project that can demonstrate a new possibility for the design and construction of housing in Stuart (Policy A2.7).

### **D. Technical Review by Other Agencies**

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. See attachment to this agenda item. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

## **VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION**

On February 20, 2020, the Local Planning Agency made an advisory recommendation of approval to the City Commission as to the need and justification for the change and as to the relationship of the proposed change to the goals, objectives and policies of the

Comprehensive Plan and of the Land Development Code. The draft minutes of the Local Planning Agency hearing is attached.

## **VII. STAFF and LPA RECOMMENDATION (APPROVAL WITH CONDITIONS)**

Staff and the LPA has determined that the proposed major PUD amendment with a rezoning from CPUD to RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the requests.