

Meeting: Commercial Pre-Application Meeting

Date: October 9, 2020

Meeting held by teleconference

The following item came before the Pre-Application Committee that is of interest to the Coalition:

690 Williams Road (between Pioneer Tr. and Mooneyham Dr.) This meeting was with representatives of DR Horton homebuilders and City staff. The purpose of the meeting was to discuss the possibility of creating a subdivision on four contiguous properties within approximately 382 acres that is zoned A-2c (county) and would remain A-2 if annexed into the City, but change its land use. The DR Horton rep explained that they want to expand their "Freedom" brand which is an age restricted community of 40-50' lots with smaller ranch style homes and some townhomes.

A discussion followed with these areas of concern voiced by City staff:

- Land use change from A-2 to PUD - The City is now in a strong push to reduce density due to the high number of residences that have recently been built or are still scheduled to be built. This has placed a strain on City services and infrastructure; therefore, **the City Commission would most likely not look favorably on this type of additional development.**
- The Utilities Commission pointed out that there is no sewer service for this area; therefore, the developer would have to build and maintain their own force main pipelines and lift station. Water is available on Williams Road, but they will have to determine if it has enough capacity for the project. Since reclaimed water is too far away from these properties it would not be available for irrigation. Either regular potable water, which is more expensive, would need to be used for irrigation or the developer would have to build and maintain their own pond for this purpose. This type of pond would require a separate pumping station as ponds normally get a lot of algae in the summer. Also, the Utilities Commission is not open to installing any more irrigation meters. Electric power would probably require two transformers at \$40-50,000 each.
- Thirty percent of this property is in flood zone A-E which increases their water storage requirement. (The City is currently rewriting the flood ordinance which should be approved later this month.)
- Both Williams Road and Pioneer Trail are county roads, and there are no known plans to widen either one. Even though Williams Road would be the only access to this property, the increased number of vehicles from this development would put an additional strain not only on Williams Road but also Pioneer Trail.
- The road access is a concern for the fire department. They have already had problems in some of the other new developments because people are parking on both sides of the street due to the short driveways on the 50' lots. When this happens, the fire or rescue truck is blocked from getting to the property needing assistance.
- Even if the developers were able to get county approval to develop the properties and not get annexed by the City, they would still need City utility services; therefore, this is problematic due to the items noted above.