



## Legislation Text

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**File #:** 18-0739, **Version:** 1

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**Consider Approval of a Preliminary Plat of Anthem 35 Addition With Six Associated Variances Related to Right-of-Way Widths, Alleys, Lot Width and Control of Access and Clear Vision Areas; Containing 250 Residential Lots and 11 Open Space Lots; on 32.417 Acres out of the Stephen Riggs Survey, Abstract Number 1088 and the W.M. Brown Survey, Abstract Number 63; Zoned Planned Development-Mixed Use (PD-MU); Located on the West Side of Summit Avenue On the North Side of the Kansas City Southern Railroad as Requested by Huffines Communities, the Property Owner/Developer.**

### **ADMINISTRATIVE COMMENTS:**

Anthem 35 Addition is a portion of the Villages at Lewisville planned development which was intended to create a more urban density mixed-use development. The planned development allows this area to be a combination of townhomes and multi-family for a total of 700 dwelling units. The developer has worked with the city to reduce the density of the southern tract within the planned development to 250 units and only provide townhomes; however, to make townhomes work on the property, the developer is requesting six variances; a) to allow a 42-foot radius at cul-de-sac right-of-way; b) to allow a 45-foot public street right-of-way; c) to allow a 24-foot modified alley section with 24-foot right-of-way to allow for emergency access; d) to allow a water line under pavement; e) to allow reduced lot width and reduced control of access for single-family lots; and f) to allow clear vision areas based on AASHTO standards. The Planning and Zoning Commission recommended unanimous approval (6-0) on July 2, 2019.

### **RECOMMENDATION:**

That the City Council approve the preliminary plat and six associated variances as set forth in the caption above.

### **AVAILABLE FOR QUESTIONS:**

Richard E Luedke, Planning Director  
David Salmon, City Engineer