

Item H-2

Consider a resolution approving a Detailed Site Plan for the Bella Casa Planned Development, a PD consisting of 31 residential lots and approximately 1.608 acres of open space on approximately 10.9 acres of land, legally described as Tract 3D08, Abstract 457 of the John Edmonds Survey, located on the southwest corner of the Rufe Snow Drive and Rapp Road intersection, and addressed as 1300 Rufe Snow Drive. Contour Land Partners 15, LTD., Applicant. Jim Tchoukaleff, Owner. (SP-23-0029).

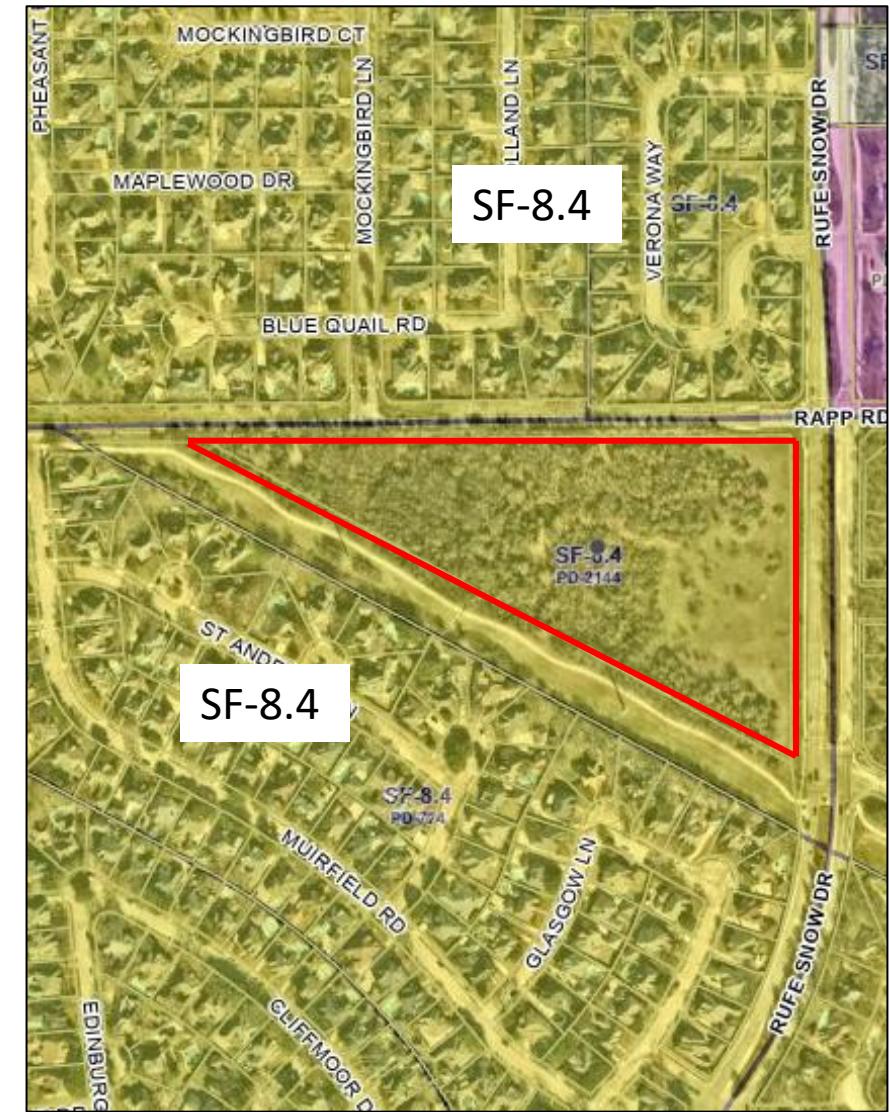
Item H-2 Aerial Map



**Zoned:
PD-SF-8.4**



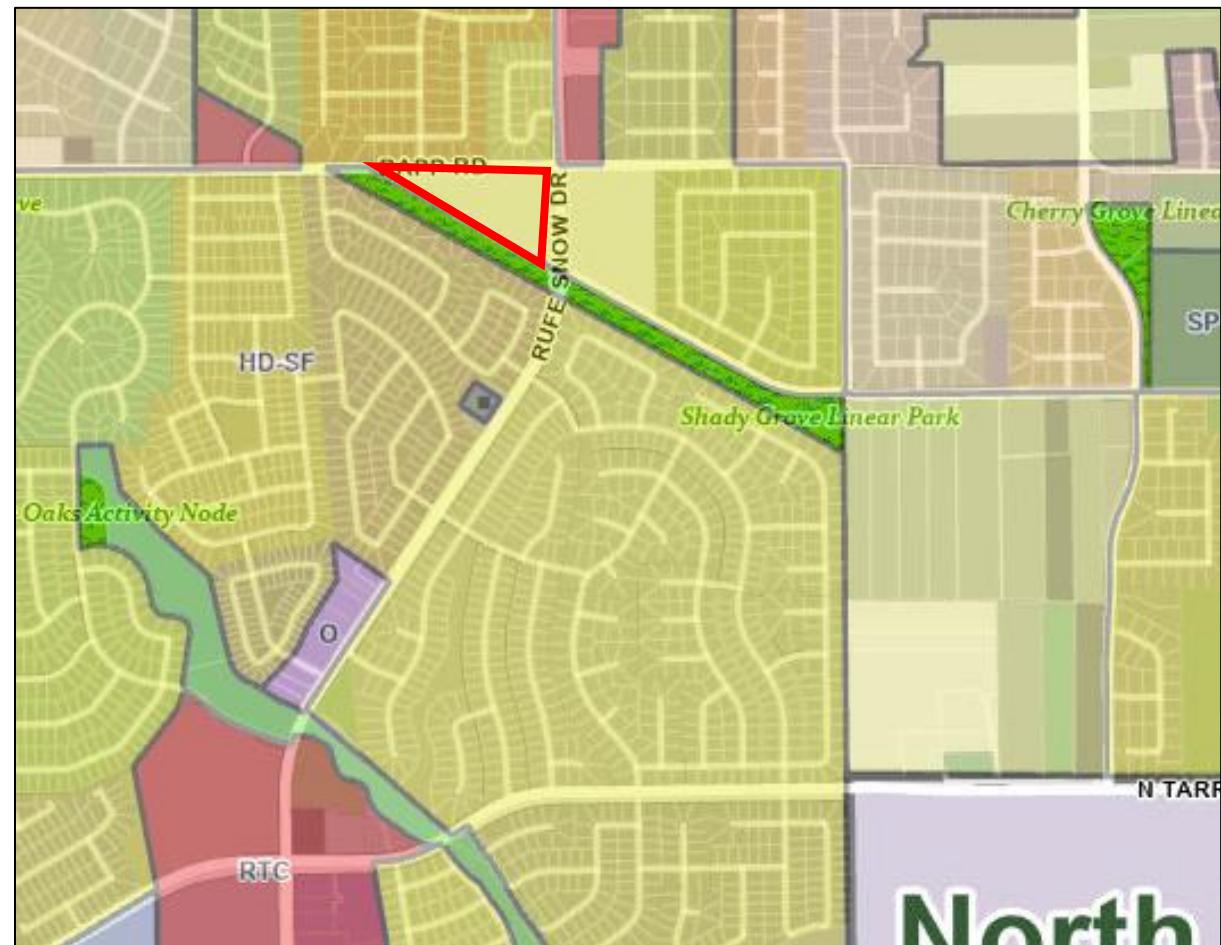
Item H-2 Zoning Map



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Background:

City Council approved the Bella Casa Planned Development concept plan in October 2023. Located on approximately 10.9 acres at the southwest corner of Rufe Snow Drive and Rapp Road, the Bella Casa subdivision will comprise 31 single-family residential lots and approximately 15% open space.



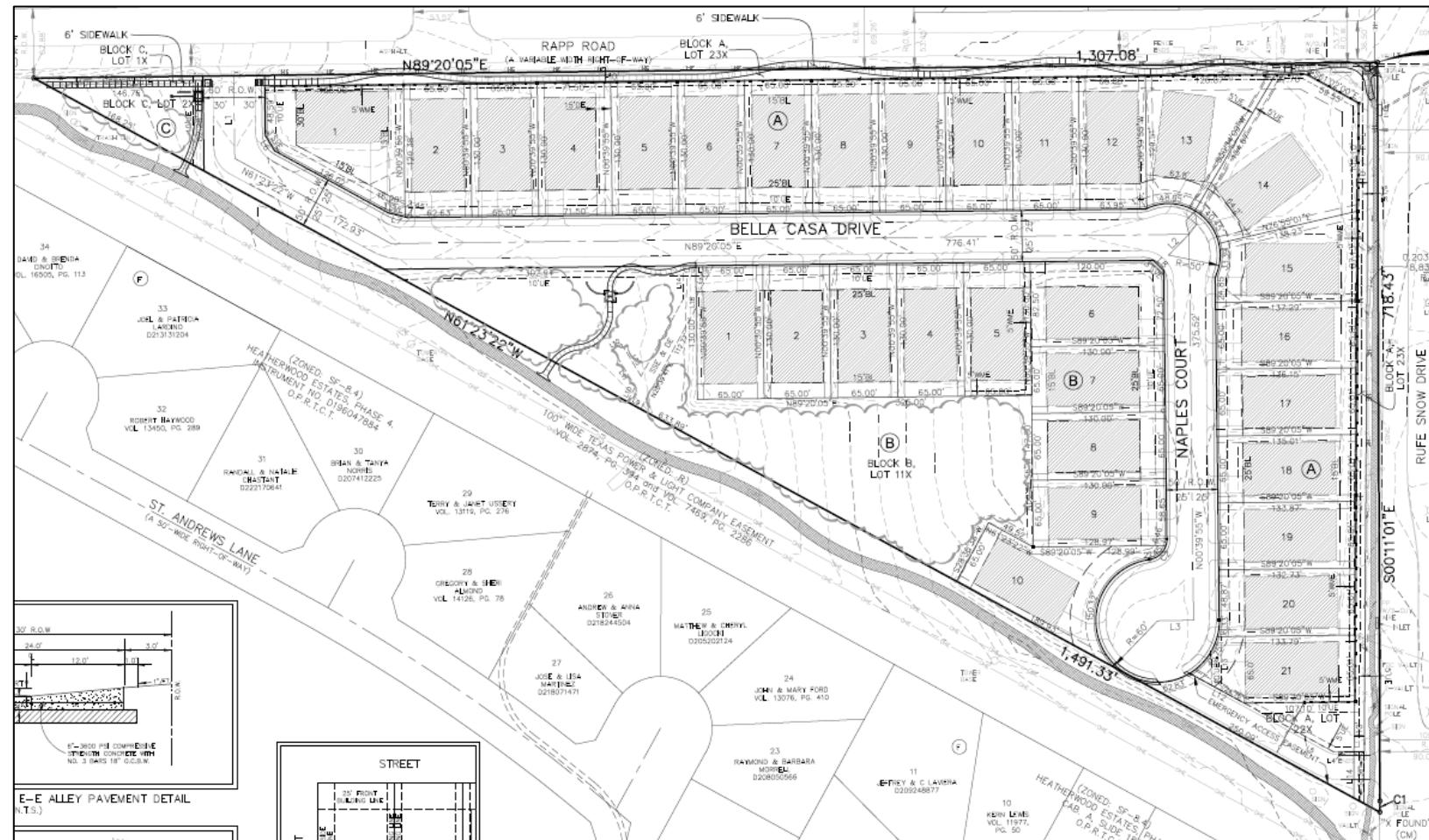
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Because Bella Casa is a PD, the Detailed Site Plan must be approved by City Council if not provided along with the concept plan at the time zoning is approved.



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Aligning with the approved concept plan, there are 31 single-family residential lots of 8,400 square feet or larger, approximately 15% open space, landscaping, entry features, streets, and sidewalks, all conforming to the approved PD Design Standards or regulations in the UDC.



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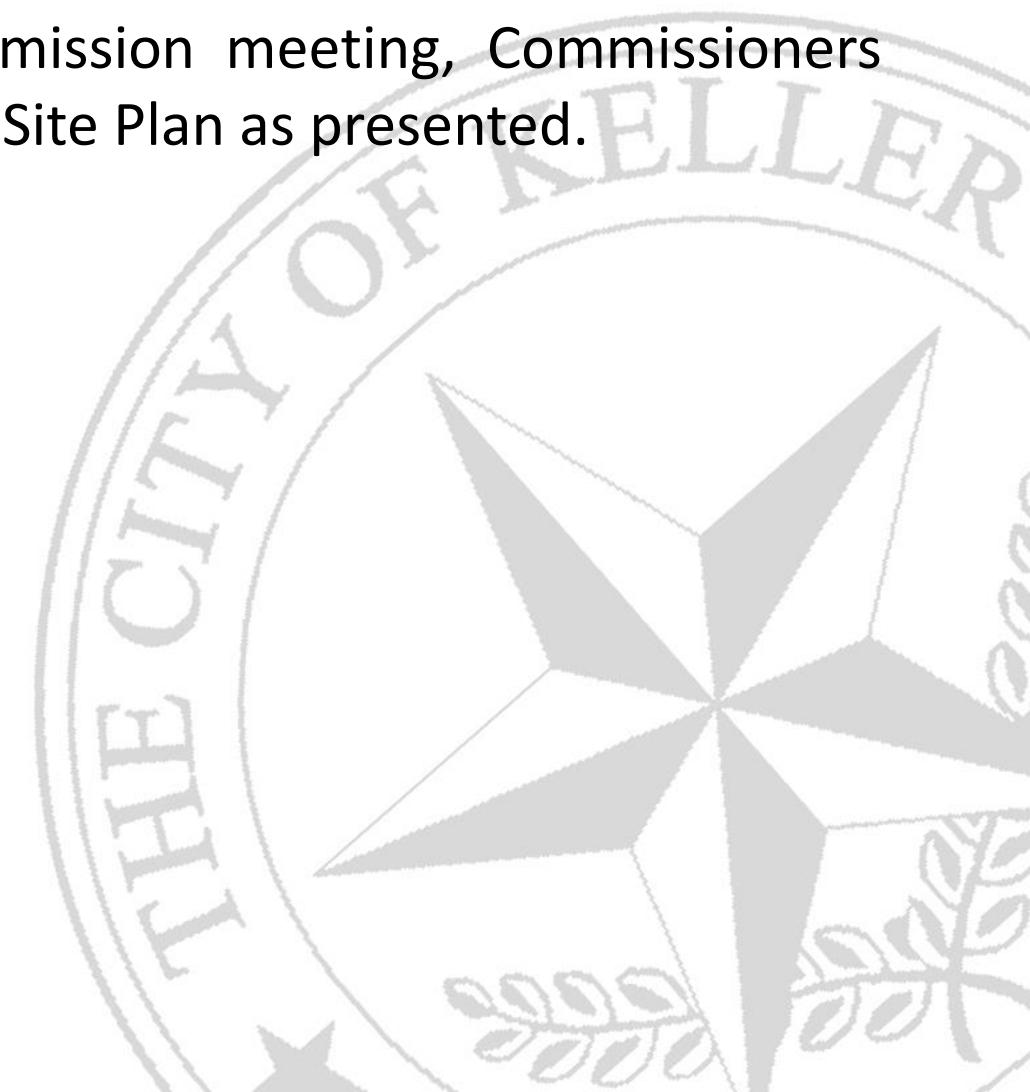
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Planning and Zoning Commission Recommendation:

At the March 26, 2024 Planning and Zoning Commission meeting, Commissioners unanimously recommended approval of the Detailed Site Plan as presented.



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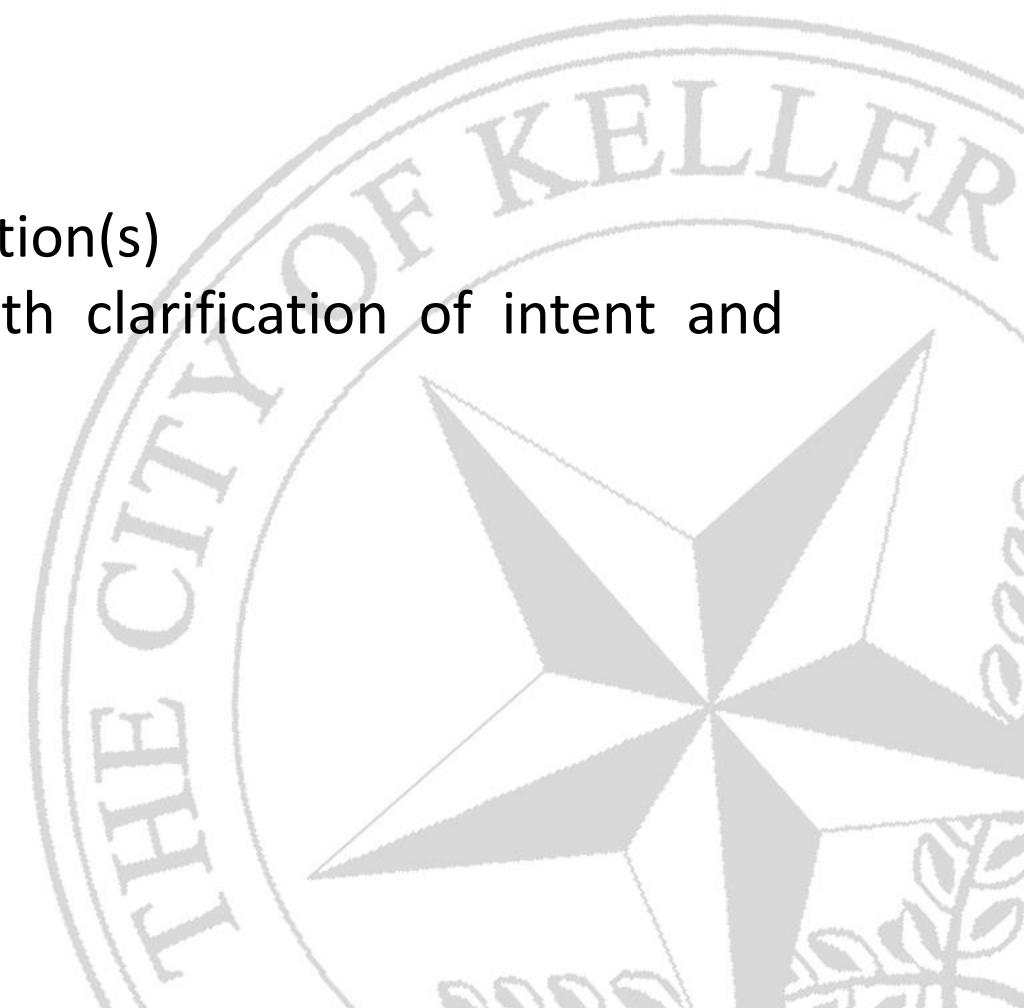
Summary:

Consider a resolution approving a Detailed Site Plan for the Bella Casa Planned Development, a PD consisting of 31 residential lots and approximately 1.608 acres of open space on approximately 10.9 acres of land at the southwest corner of Rapp Road and Rufe Snow Drive.

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The City Council has the following options when considering a resolution for a Detailed Site Plan:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny

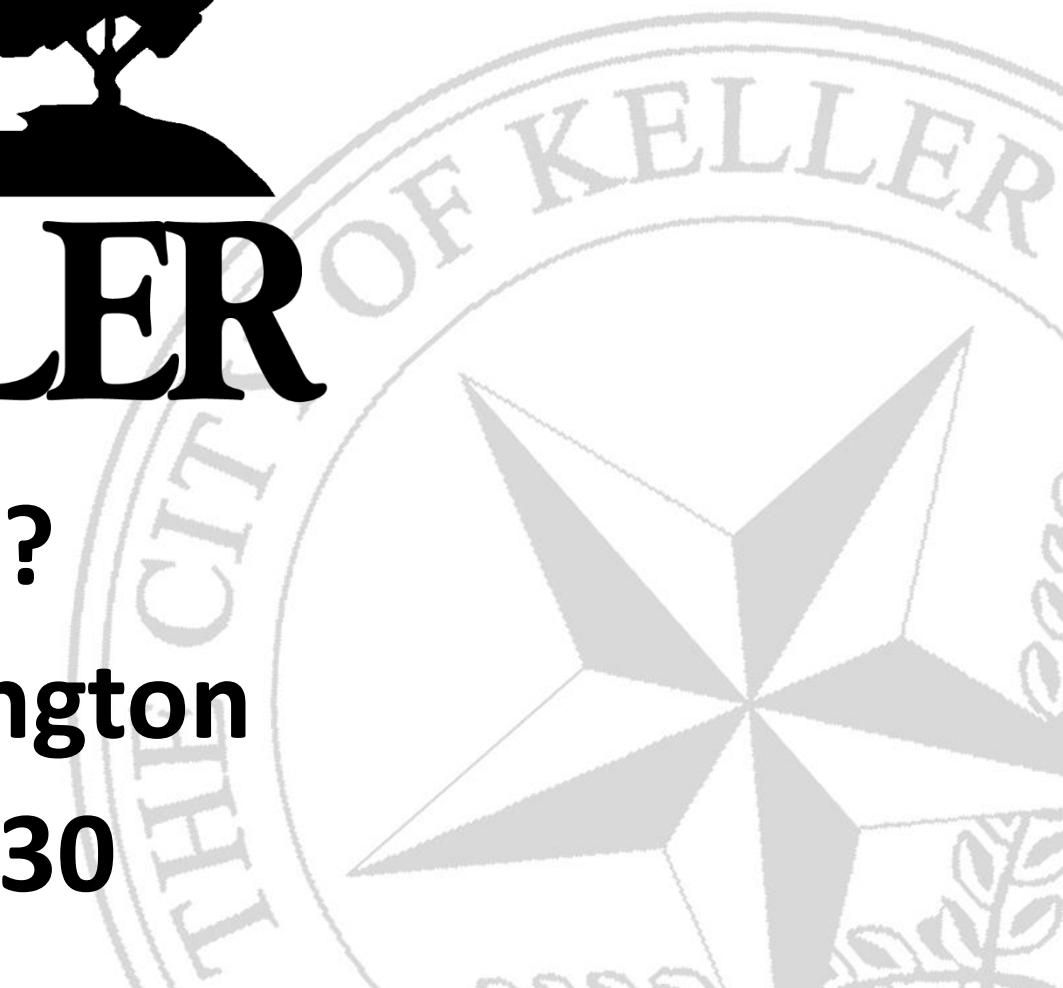




Questions?

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