



TO: Mayor Craft & Members of the City Council
FROM: Lee Jones, Director of Planning & Community Development
SUBJECT: ZA19-000071 The Retreat at Bon Secour West PUD Amendment
DATE: June 15, 2020

REQUEST: The applicant seeks to amend the Bon Secour Village PUD Master Plan to:

- Increase the approved number of lots in the western portion of Bon Secour Village from 21 to 28 lots.

This application is being processed as a PUD Modification, and requires public hearings before both the Planning Commission and City Council.

SITE LOCATION: The 7.31 acre property is located on Waterway West Boulevard directly west of existing residential development along Bienville Avenue. The primary land uses in the vicinity of this development are the existing single family houses associated with Bon Secour Village.

BACKGROUND:

2005 – The property was rezoned from ICW Intracoastal Waterway zoning district to RPC Residential Planned Community. RPC approval was granted to construct an 83-lot, single family subdivision.

2012 – The subject 7.31 acre parcel was rezoned to R-4 as part of a larger rezoning that affected 320 acres of the Bon Secour Village property.

2017 – The City applied a PUD Overlay to the property, and combined it with the Bon Secour Village PUD. Preliminary subdivision plat was also granted by the Planning Commission for a 21 lot single family house subdivision named The Retreat at Bon Secour Village.

PLANNING COMMISSION: At the January 28, 2020 meeting the Commission voted 8-0 to recommend approval of the Bon Secour Village PUD Amendment application with conditions.

RECOMMENDATION: Staff recommends approval of the PUD amendment with the following conditions:

1. A waiver is granted to allow the brick paver sidewalks to be 5' in width instead of the standard 6'.
2. The City will not take over maintenance of the brick paver sidewalks.
3. The applicant shall record and reference on the final plat covenants and restrictions with

standards for Lots 1-4, requiring architectural treatments so the houses on these lots “front” on the street and Intracoastal Waterway.

4. A separate construction entrance shall be provided from the development to Waterway West Boulevard to prevent construction traffic from traversing Bienville Avenue. The construction entrance from Waterway West Boulevard shall remain in place until 75% of the houses in this phase have obtained a Certificate of Occupancy.
5. The existing alley way west of lots 1-9 shall not connect to the proposed cul-de-sac.
6. The cul-de-sac be shifted a minimum 6 feet northward and the area between the cul-de-sac and the existing Lot 1 of Bon Secour Village shall be landscaped.

ATTACHMENTS: Staff Report and Plans