Townhomes at Chapel Ridge Application PL2024-217 Residential Rezoning and Preliminary Development Plan City Council December 10, 2024







Zoning Map



Approved Plan

Approved 11 Single Family Lots 22 – Four Plex Lots 99 Approved Units

Existing Constructed 31 Single Family Lots

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Chapel Ridge Mixed Use					
	R-1 Zoned Lots	R-1 Units	RP-3 Zoned Lots	RP-3 Units	Total Units
Original	51	51	14	56	107
Revised PDP	31	31	30	120	151
Currenlty Constructed	21	21	19	63	84
Current Plan	11	11	12	48	59
Proposed Plan	0	0	18	51	51
Total Developed					
Original Plan	51	51	14	56	107
Current Plan	32	32	31	111	143
Proposed Plan	21	21	37	114	135

14 39' 0/2

16

18

19

29 11752,40 SQ FT 0.27 ADRES



Original Proposed Plan

Approved 11 Single Family Lots

Proposed 4 Duplex Lots 2 Three Plex Lots 14 Units



Single Family Proposed Plan

Approved R-1, Single Family Zoning

11 Single Family Lots























Current Plan



Current Plan

(2) - RP-3 Lots (7) - RP-1 Lots 4 Units Total 7 Units Total







Total 2,333 sf



1st Floor 1,483 sf

Basement 850 sf

Neighborhood Meeting

Meeting Held September 23, 2024 at Lakewood Clubhouse

-In the 2019 rezoning process there was a 30-foot landscape easement along the northern portion of this phase of development, where did it go? -Four-unit townhomes are not allowed within the development

-Comments were provided that the Lakewood HOA has already

-The greenspace shown on the 2019 plan along the northern side of the project needs to be put back into the plan

-There are dead trees and fallen trees that exist along the project property line and the developer needs to clean those up

-The retention basin located between the Villas and Estates, who owns it. The HOA believe it is the Developer's responsibility

-The townhomes will create too many units along the rear yard of the existing single family residential houses located on NE Lone Hill Dr

-Developer is only do this change to make more money at the cost of the existing residents

-If the developer would develop single family lots along the western side of the site, would they be maintenance provided?

-The change from Tile roofs was snuck through the process and should not have been done. The lots that are adjacent to the existing single family should have tile roofs.

-Can the existing undeveloped lot in the estates, 604 NE Sundown Dr be given to the HOA to allow access to the Lakewood common ground? -Just build the plan approved in 2019

-Discussion about the existing entry monument located on 718 NE Lone Hill Dr and where will it be relocated

-What will the different house types costs, single family vs townhome

-At the conclusion of the meeting some residents expressed a desire to continue to have discussions and see if changes could be made to the proposed plan

GINEERING **ENGINEERING & SURVEYING** Questions