

THORNHILL ROAD PROPERTY (SUN HAVEN LDPD-2018-48)
PD MODIFICATION
PROJECT NARRATIVE

The owner is requesting a proposed PD modification to add additional parcels to the existing PD and to change the use from mobile home park to single family residential. LDPD-2018-48 included Parcels 252903-000000-022030 and 252903-357010-000020 consisting of 58.95 +/- acres. Parcels 252902-000000-043030, 252902-000000-044010, 252903-000000-022040 shall be added to the PD and the total acreage will be approximately 64.91 +/- acres. The additional parcels are needed to provide adequate space for ROW dedication and anticipated turn lanes. The future land use is designated as RL-2, RL-3 and RM. The subject site is surrounded by residential land use districts of RL-1, RL-3, RL-4, and RM which includes mobile home and single-family residential subdivisions. The proposed PD modification to single family residential is compatible with the adjacent uses.

Density

As discussed with Polk County Planning Department, the PD modification will not be required to meet the new recreation and scoring requirements to achieve density. The density shall be reduced from 4.20 units/acre to 4.04 units/acre to allow for approximately 262 single family residential homes. Minimum lot size of 6,000 SF shall be maintained. Setbacks shall be maintained per the approved PD and the front yard garage setback shall be increased to 25'.

Open Space*

Open space shall be designed in accordance with the new PD requirements as indicated in Ordinance No. 2024-007.

Required Open Space: 20% x 64.49 acres = 12.90 acres

Proposed Open Space: 27.5% x 64.49 acres = 17.72 acres

*Open Space calculations based on the site area after ROW Dedication (Total Site 64.91 ac – 0.42 ROW Dedication = 64.49 ac net site area)

Offsite Improvements

Access to the site is proposed via one full access driveway on Thornhill Road. The development is projected to generate 2,448 daily trips, of which 179 trips occur during the AM peak hour, and 246 trips occur during the PM peak hour. A Type IV intersection connection is anticipated. A separate detailed Traffic Impact Analysis will be prepared at Level 2 permitting to identify the full impacts of the project. Please refer to the traffic statement prepared by Traffic & Mobility Consultants for a detailed report.