



## Legislation Text

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**File #:** R2017-119, **Version:** 1

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**Consider approving Resolution No. 2017-119 for a Detailed Site Plan for an 18.664 acre tract located east of Luna Road and south of Mercer Parkway East, also known as Coventry; and take appropriate action.**

**BACKGROUND:**

The site is located within Planned Development No. 99 (PD-99). This zoning district establishes a new master planned community containing 267 acres extending from Mercer Crossing Lake to the levee west of Mercer Parkway.

**DISCUSSION:**

Within this new community the developer, CADG Mercer Crossing LLC, proposes to create six (6) new single family residential neighborhoods. This proposed Detailed Site Plan is one of the new residential neighborhoods. This neighborhood, to be known as "Coventry", contains 18.664 acres and proposes to create 67 single family lots.

**RECOMMENDATION:**

On October 9<sup>th</sup> the Planning and Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan as presented in the Resolution No. 2017-119.

**ATTACHMENTS:**

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Resolution No. 2017-119
5. Overall Mercer Crossing Plan
6. House Example
7. October 9<sup>th</sup>, Planning and Zoning Commission Meeting Minutes