



16-206PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 43 Single Family Residential Lots and 4 Common Areas (Emerald Heights), Located Approximately 140 Feet South of Gray Branch Road and on the East Side of Ridge Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 25, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager
Eleana Galicia, Planner I

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: June 27, 2016 (Original Application)
July 26, 2016 (Revised Submittal)
August 25, 2016 (Revised Submittal)
September 29, 2016 (Revised Submittal)
October 7, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 31.36 acres into 43 single family detached residential lots and 4 common areas.

On October 4, 2016, the City Council voted 6-0-0 to approve an associated Specific Use Permit (16-196SUP) to allow for a Private Street Subdivision on the subject property.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)