



16-307PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for 157 Single Family Residential Lots, 7 Common Areas and 2 Non-Residential Lots (Bloomridge Addition), Located on the Southeast Corner of County Road 123 (Future Bloomdale Road) and County Road 161 (Future Ridge Road)

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 13, 2016

DEPARTMENT: Planning

CONTACT: Matt Robinson, AICP, Planning Manager

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.
2. The applicant revise the plat to remove land use labels from the retail and water tower lots.
3. The applicant revise the plat to correct Note #6 to state "All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance".
4. The applicant revise the plat to revise the lot breakdown to state "total non-residential lots: 2".

APPLICATION SUBMITTAL DATE: October 10, 2016 (Original Application)
October 25, 2016 (Revised Submittal)
November 1, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 54.614 acres into 157 single family residential lots, 7 common areas and 2 non-residential lots.

SUPPORTING MATERIALS:

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)