



**17-010PFR**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 4 Single Family Residential Lots, 2 Commercial Lots and 1 Common Area (Willow Wood, Phase 1A), Located on the Northeast Corner and Southeast Corner of Willow Wood Boulevard and State Highway 5 (McDonald Street)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** March 28, 2017

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, Planning Manager  
Melissa Spiegel, Planner I

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

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat 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/Replat Approval Checklist, attached.
2. The applicant revise the plat to include the filing information for the previously recorded plat.

**APPLICATION SUBMITTAL DATE:** January 17, 2017 (Original Application)  
January 30, 2017 (Revised Submittal)  
February 20, 2017 (Revised Submittal)  
February 24, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 7.034 acres into four residential lots, two commercial lots, and one common area.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[PowerPoint Presentation](#)