



20-0011PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lake Forest Phase II, Located on the East Side of Lake Forest Drive and Approximately 900 Feet South of McKinney Ranch Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: February 18, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

APPLICATION SUBMITTAL DATE: January 27, 2020 (Original Application)

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed preliminary-final plat due to its lack of conformance with the Engineering Design Manual requirements and the Subdivision Ordinance.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance. Subsequent to the approval of the preliminary final plat and prior to issuing permits, the applicant shall satisfy the conditions shown on the standard conditions checklist.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 21.881 acres into 82 lots and 4 common areas for single family residential uses.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary-final plat. Items currently not satisfied for the proposed preliminary-final plat are shown on the attachment to this report titled "Explanations for Disapproval Summary."

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be the final approval authority for the proposed preliminary-final plat, pending the date of

plat resubmission.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Explanation for Disapproval](#)