



23-0172FP

TITLE: Consider/Discuss/Act on a Final Plat for Trinity Falls Planning Unit 4, Phase 1, Located at the Northeast Corner of Trinity Falls Parkway (County Road 281) and Parkland Crescent

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: September 26, 2023

DEPARTMENT: Development Services - Planning Department

CONTACT: Cameron Christie, Downtown Planner
Caitlyn Strickland, AICP, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: August 28, 2023 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed Final Plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing Final Plat approval; and
2. The applicant satisfy the conditions as shown on the Standard Conditions for Final Plat Approval Checklist, attached.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 67.497 acres into 191 lots for single-family residential uses and 14 common areas.

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed Final Plat. To receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all item listed above.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in

support of or opposition to this request.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map](#)

[Letter of Intent](#)

[Proposed Final Plat](#)

[Conditions of Approval Summary](#)