



21-0166PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Phase 1 and 2 of the Painted Tree Woodlands Addition, Located on the Southeast Corner of Lake Forest Drive and Bloomdale Road

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: October 19, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, Planning Manager
Kaitlin Gibbon, Planner II

APPLICATION SUBMITTAL DATE: September 28, 2021 (Original Application)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary-final plat with the following conditions and variances:

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 Preliminary-Final Plat Approval Checklist, attached.
3. The applicant receive a variance to Section 142-99 (Lots) of the Subdivision Ordinance waiving the requirement to front 17 single family lots directly onto a proposed street.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 59.43 acres into 603 lots and 41 common areas for single family uses.

Under the requirements of Section 142-99 (Lots) of the Subdivision Ordinance, all single family lots are required to have frontage on a public street. The applicant is

requesting a variance from this requirement to allow for 17 lots (Lots 29-45, Block O) to front on a common area. As shown on the attached preliminary-final plat, these lots would front onto a common area that is separating the lots from the proposed right-of-way. Staff is comfortable with supporting this request given that these lots would still look and feel as if they were directly fronting on the proposed street and would have adequate access to the lots through the proposed alleys.

APPROVAL PROCESS: The City Council is the approval authority for the proposed plat. In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all items listed above.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Standard Conditions Checklist](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)