



21-0167PFR

TITLE: Consider/Discuss/Act on a Preliminary-Final Replat for Parcel 601-603 Addition, Lots 1R1, 1R2, 1R3 and 1R4, Block A, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and North Custer 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 26, 2021

DEPARTMENT: Development Services - Planning Department

CONTACT: Sofia Sierra, Planner I
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: September 27, 2021 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed Preliminary-Final Replat 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 attached Standard Conditions of Approval for Preliminary-Final Replats Checklist prior to the issuance of any necessary permits.

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 for plat approval.

ITEM SUMMARY: The applicant is proposing to subdivide one lot into 4 lots, Lot 1R1 (approximately 42.5 acres), Lot 1R2 (approximately 1.0 acre), Lot 1R3 (approximately 1.7 acres), and Lot 1R4 (approximately 4.7 acres). The applicant has indicated that lots will be used to construct a mixed-use development.

APPROVAL PROCESS: The Planning and Zoning Commission will be the final approval authority for the proposed Preliminary-Final Replat

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed Preliminary-Final Replat

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[Conditions of Approval Summary](#)