



22-0087PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 4, Located at the Northeast Corner of CR 281 and Trinity Falls 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: June 14, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Lexie Schrader, Planner I
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: May 23, 2022 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition, which must be satisfied prior to filing the plat for record:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval; and

2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist; and

ITEM SUMMARY: The applicant is proposing to subdivide approximately 133.08 acres into 568 residential lots and 30 common areas.

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 "Conditions of Approval Summary."

APPROVAL PROCESS: The Planning and Zoning Commission will be the final

approval authority for the proposed preliminary-final plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)