



**22-0086PF**

**TITLE:** Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning Unit 8 West Addition, Located at the Northeast Corner of North Hardin Boulevard and Olympic Crossing

**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 21, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager  
Jake Bennett, Planner I

**APPLICATION SUBMITTAL DATE:** May 23, 2022 (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 142-106 (Screening and buffering of certain residential lots adjacent to streets) to not provide a 20' buffer in the form of a common area adjacent to Lot 1, Block B.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 42.22 acres into 226 residential lots and 16 common area lots.

- The applicant has indicated to Staff the desire to not provide the 20' buffer adjacent to Lot 1, Block B, which would typically be required by the city's

Subdivision Regulations given its adjacency to a 60' right-of-way. Instead, the applicant is proposing a 10' buffer in lieu of the typical 20' buffer. Given that the 60' right-of-way condition only exists to accommodate the intersection of a residential street with a collector roadway, Staff is comfortable recommending approval of the proposed reduced buffer.

**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](#)