



22-0142PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Chase at Wilson Creek, Located on the Northwest Corner of U.S. Highway 380 (University Drive) and Future Ridge 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: August 9, 2022

DEPARTMENT: Development Services - Planning Department

CONTACT: Kaitlin Sheffield, CNU-a, Planner II
Caitlyn Strickland, Planning Manager
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: July 18, 2022 (Original Application)

STAFF RECOMMENDATION: Staff recommends disapproval of the proposed preliminary-final plat due to its lack of conformance with the requirements of the Engineering Design Manual and the Subdivision Ordinance.

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. Subsequent to the approval of the preliminary-final plat and prior to issuing permits, the applicant shall satisfy the conditions shown on the standard conditions checklist.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 109 acres into 3 lots for multi-family residential and commercial uses.

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 "Explanations for Disapproval Summary."

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be

the final approval authority for the proposed preliminary-final plat, pending the date of plat resubmission.

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 and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Explanation for Disapproval Summary](#)