



22-0142PF2

**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:** September 27, 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 approval of the proposed preliminary -final plat 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 approval.
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached, prior to the issuance of any necessary permits.

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

The proposed plat was previously considered for disapproval at the August 9, 2022 Planning and Zoning Commission meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approval of the proposed preliminary-final plat with conditions.

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 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](#)

[Conditions of Approval Summary](#)