



**23-0083PP**

**TITLE:** Consider/Discuss/Act on a Preliminary Plat for the Pinehurst Luxury Townhome Addition, Located on the North Side of Wilson Creek Parkway and Approximately 150 feet West of Big Bend Drive

**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:** May 9, 2023

**DEPARTMENT:** Development Services - Planning Department

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

**APPLICATION SUBMITTAL DATE:** April 17, 2023 (Original Application)

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed Preliminary 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 plat approval; and
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary Plat Approval Checklist, attached.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 6.178 acres into 27 single-family residential lots and 10 common area lots. The applicant has indicated that lots will be used to construct townhomes.

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed Preliminary Plat. To receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all items listed above.

**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 Plat](#)

[Conditions of Approval Summary](#)