



**23-0094PP**

**TITLE:** Consider/Discuss/Act on a Preliminary Plat for Hardin Lake Estates, Located approximately 180 Feet North of Albany Drive and on the East Side of Sorrell 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:** May 23, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Kaitlin Sheffield, CNU-A, Senior Planner  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** May 1, 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 59.54 acres into 94 lots and approximately 3 common areas for single family residential uses.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary plat. Items currently not satisfied for the proposed preliminary 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 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](#)