

Legislation Details (With Text)

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Title:	Appl. #PL2016-172 - PRELIMINARY PLAT - Arborwalk North, Lots 1-204 and Tracts A-E; GRI Land Investment, LLC, applicant		
Sponsors:	Planning and Special Projects		
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Attachments:	1. Staff Letter, 2. Cover Sheet, 3. Existing Conditions, 4. Site Plan, 5. Grading Plan, 6. Utility Plan, 7. Street Grades, 8. Location Map		

Date	Ver.	Action By	Action	Result
11/8/2016	1	Planning Commission	approved	Pass

Appl. #PL2016-172 - PRELIMINARY PLAT - Arborwalk North, Lots 1-204 and Tracts A-E; GRI Land Investment, LLC, applicant

Issue/Request:

This application is for a new preliminary plat for the north 80 acres of Arborwalk. The applicant proposes 204 single-family residential lots and five (5) common area tracts. The proposed development standards for the existing PMIX-zoned property mirror the density and setback requirements of a standard R-1 single-family residential development. The proposed preliminary plat is also consistent with the density, use and layout shown for this 80-acre area under the original preliminary plat for Arborwalk. The subject property is proposed to be developed over four (4) phases.

The original preliminary plat for Arborwalk was approved in 2003. The UDO states that if developments intended to be phased over two or more final plats have a gap of two (2) years or more between the approval of any final plat and the submittal of the next final plat, the preliminary plat approval terminates and becomes null and void. If a preliminary plat becomes null and void, a preliminary plat must again be submitted and approved in compliance with the UDO and all other ordinances in effect at the time of resubmittal. The most recent final plat approval for a new Arborwalk phase occurred in 2007. The nine (9) year gap since the previous final plat approval has caused the original preliminary plat to become null and void, and thus requires approval of a new preliminary plat prior to the approval of any final plats for additional phases. Not including the subject 80 acres, approximately 155 acres of unplatted property remain within Arborwalk. Development of the remaining 155 acres shall require approval of preliminary and final plats under separate applications.

- 204 lots and 5 common area tracts on 79.8 acres
- 2.6 units/acre, including common area
- 3.1 units/acre, excluding common area

Recommendation: Staff recommends **APPROVAL** of the preliminary plat, subject to the following:

1. The development shall be subject to the development standards (e.g. density, lot area, setbacks, etc.) of the R-1 zoning district.
2. The developer shall execute a mutually satisfactory development agreement with the City, which

addresses, at a minimum, the required public improvements listed in the TIA dated November 3, 2016, and sanitary sewer improvements. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary plat except where the timing of improvements are specifically noted in the description of condition.

3. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated November 3, 2016.