Legislation Details (With Text)

File #:	TMP-0544	**Name:**	
Type:	Ordinance	**Status:**	Passed
File created:	6/9/2017	**In control:**	Planning Commission
On agenda:	6/13/2017	**Final action:**	6/13/2017
Title:	Appl. #PL2017-098 - PRELIMINARY PLAT - Arborwalk South, Lots 1-381 & Tracts A-N; Inspired Homes, LLC, applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Preliminary Plat, 3. Transportation Impact Analysis, 4. Arborwalk South Single Family Residential Compatibility Work Sheet, 5. Location Map		

Date	Ver.	Action By	Action	Result
6/13/2017	2	Planning Commission	approved	Pass

Appl. #PL2017-098 - PRELIMINARY PLAT - Arborwalk South, Lots 1-381 & Tracts A-N; Inspired Homes, LLC, applicant

Issue/Request:
This preliminary plat application is for *Arborwalk South, Lots 1-381 & Tracts A-N,* located 3/10 mile north of the intersection of SW Arborlake Dr. and M-150. The proposed preliminary plat consists of 381 lots and 14 common area tracts on 124.62 acres. The proposed density complies with the standard for the PMIX (Planned Mixed Use) zoning district approved as part of the Arborwalk Preliminary Development Plan in 2003.

The rezoning, preliminary development plan and preliminary plat for Arborwalk were originally approved in 2003. The most recent final plat for a phase of Arborwalk was approved in 2007. No final plat for any subsequent phase has been submitted since that time. According to Section 16.130.A of the UDO, if a preliminary plat is phased over two or more final plats, and there is a lapse of two years or more between the approval of any final plat and submission of the next final plat, the preliminary plat approval shall terminate and be null and void. Since no final plat has been submitted since 2007 for a subsequent phase, the previously approved preliminary plat is null and void. This application is for approval of the next phases of the Arborwalk single-family residential component. The plat is generally based on the previous preliminary plat that was approved by the Planning Commission on September 23, 2003.

381 lots and 14 common area tracts on 124.62 acres

3.78 units per acre, including common area

4.42 units per acre, excluding common area

Recommendation: Staff recommends **APPROVAL** of the preliminary plat.