Legislation Details (With Text)

File #:	2022-5094	**Name:**	
Type:	Presentation	**Status:**	Passed
File created:	8/5/2022	**In control:**	Planning Commission
On agenda:	8/11/2022	**Final action:**	8/11/2022
Title:	Appl. #PL2022-186 - PRELIMINARY PLAT - Orchard Woods, Lots 1-35 and Tracts A-C, 1204 NE Woods Chapel Rd; Entres Development, LLC, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Transportation Impact Analysis, 3. Preliminary Plat, 4. Single Family Residential Compatibility, 5. Preliminary Stormwater Management Plan, 6. Location Map		

Date	Ver.	Action By	Action	Result
8/11/2022	1	Planning Commission	approved	Pass

Appl. #PL2022-186 - PRELIMINARY PLAT - Orchard Woods, Lots 1-35 and Tracts A-C, 1204 NE Woods Chapel Rd; Entres Development, LLC, applicant

Issue/Request:
The applicant proposes to subdivide the subject 19-acre property into 35 total single-family residential lots and 3 common area tracts to be known as the Orchard Woods subdivision. One (1) lot is proposed as a 5.2-acre lot to house the existing residence and cell tower under RDR zoning. The remaining 13.8 acres are proposed as 34 typical single-family lots with an average lot size of 12,043 sq. ft. under R-1 zoning.

This application is associated with the rezoning application (Appl. #PL2022-185) to RDR and R-1 for the subject property, also on this agenda.

Proposed Planning Commission Motion:
I move to approve **Appl. #PL2022-186 - PRELIMINARY PLAT -** Orchard Woods, Lots 1-35 and Tracts A-C, 1204 NE Woods Chapel Rd; Entres Development, LLC, applicant.

Daniel Villanueva, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval below and contained in the staff report, the application meets the requirements of the UDO and DCM (Design and Construction Manual).

1. Approval of the preliminary plat is subject to the approval of Appl. #PL2022-185 - REZONING from AG to RDR and R-1 - 1204 NE Woods Chapel Rd.
2. A development agreement and / or an upsizing agreement will need to be executed between the City and the applicant for the off-site water main improvements to upsize approximately 180 feet of existing 6-inch waterline to an 8-inch waterline.