Legislation Details (With Text)

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File created:	8/18/2017	**In control:**	Planning Commission
On agenda:	8/22/2017	**Final action:**	8/22/2017
Title:	Appl. #PL2017-065 - FINAL PLAT - Saddlebrook Farm, Lots 11A & 12A-12I; Ben Sharp, applicant		
Sponsors:	Planning and Special Projects		
Indexes:			
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Attachments:	1. Staff Letter, 2. Final Plat, 3. Location Map		

Date	Ver.	Action By	Action	Result
8/22/2017	1	Planning Commission	approved	Pass

Appl. #PL2017-065 - FINAL PLAT - Saddlebrook Farm, Lots 11A & 12A-12I; Ben Sharp, applicant

Issue/Request:
The applicant proposes to subdivide the existing 5.4-acre Lot 12 of *Saddlebrook Farm* in order to create an additional 8 single-family residential lots. Also as part of this plat, a portion of Lot 12 will be absorbed by the existing Lot 11. The existing subdivision is composed of 19 lots and one common area tract. The proposed plat will increase the number of lots in the 20-acre subdivision to 27, with no additional common area created. The density of the *Saddlebrook Farm* subdivision as a whole increases from 0.95 units/acre to 1.35 units/acre, well below the maximum allowable density of 4.0 units/acre.

- 8 new single-family residential lots
- 27 lots (8 new + 19 existing lots) and one common area tract on 20.0 acres
- 1.35 units/acre, including common area (all of *Saddlebrook Farms*)
- 1.41 units/acre, excluding common area (all of *Saddlebrook Farms*)
- 4.0 units per acre - maximum allowable density in R-1

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