Legislation Details (With Text)

File #:	TMP-1457	**Name:**	
Type:	Ordinance	**Status:**	Passed
File created:	12/6/2019	**In control:**	Planning Commission
On agenda:	12/12/2019	**Final action:**	12/12/2019
Title:	Appl. #PL2019-353 - PRELIMINARY PLAT - The Villas of Chapel Ridge, Lots 43-76; Engineering Solutions, LLC, applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Preliminary Plat, 3. Location Map		

Date	Ver.	Action By	Action	Result
12/12/2019	1	Planning Commission	approved	Pass

Appl. #PL2019-353 - PRELIMINARY PLAT - The Villas of Chapel Ridge, Lots 43-76; Engineering Solutions, LLC, applicant

Issue/Request:
This preliminary plat is for the 34-lot second phase of The Villas of Chapel Ridge. A preliminary plat was previously approved in 2005 to go along with a rezoning and preliminary development plan for the redevelopment of the 142-acre Chapel Ridge Golf Course site. The first phase of The Villas of Chapel Ridge was approved in 2006. Under the UDO, a preliminary plat for a multi-phase development becomes null and void if more than two (2) years lapse between the approval of any final plat and the submission of the next final plat. Once null and void, a new preliminary plat is required to be submitted and approved before plats for future phases may be approved. Thirteen (13) years have lapsed since the final plat approval for the first phase of The Villas of Chapel Ridge, and thus the original preliminary plat is now null and void.

Victoria Nelson, Planner
Matt Schlicht, Applicant

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