

Legislation Details (With Text)

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| 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).

- 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.
- 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 upsized approximately 180 feet of existing 6-inch waterline to an 8-inch waterline.