

Legislation Text

File #: 2016-0569, **Version:** 1

Appl. #PL2016-147 - PRELIMINARY PLAT - Village at View High, approximately 74 acres located at the northeast corner of SW View High Drive and SW 3rd Street; Engineering Solutions LLC, applicant

Issue/Request:

The application is for the preliminary plat of *Village at View High, Lots 1-5 & Tract A*, located at the northeast corner of SW View High Drive and SW 3rd Street. The proposed subdivision is for an approximately 74 acre mixed use development. The Village at View High will be a phased development with the first phase consisting of an apartment development, which will be located within Lot 1 of this plat.

A rezoning/conceptual plan application for the project area (Appl. #PL2016-145) and a preliminary development plan application for the apartments (Appl. #PL2016-146), have been submitted and are also on this agenda for consideration.

5 lots and 1 common area tract on 74 acres

Recommendation: Staff recommends **APPROVAL** of the preliminary plat, subject to the following:

1. Approval of the preliminary plat is contingent upon approval of the rezoning and conceptual plan application (Appl. PL#2016-145).
2. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated September 22, 2016, sanitary sewer improvements and waterline improvements. No building permit shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary plat except where the timing of improvements are specifically noted in the description of condition.