

Legislation Text

File #: TMP-0936, **Version:** 1

Appl. #PL2018-040 - FINAL PLAT - Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 and Tracts E thru G; Inspired Homes, LLC, applicant

Issue/Request:

This final plat application is for *Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 and Tract E thru G*, located at the northeast corner of SW Longview Blvd. and SW Longview Rd. The proposed final plat consists of 32 lots and three common area tracts on 11.55 acres. The proposed final plat is substantially consistent with the approved preliminary plat.

In accordance with the approved preliminary development plan, white rail fencing and landscaping will be installed along SW Longview Rd. as a continuation of this same feature that is present along the adjacent Bridlewood and Longview Farm subdivisions.

- 32 lots and 3 tracts on 11.55 acres
- 2.77 units/acre, including common area
- 3.02 units/acre, excluding common area

Subdivision-Related Public Improvements

In accordance with UDO Section 16.340, prior to an ordinance being placed on a City Council agenda for the approval of a final plat, all subdivision-related public improvements shall be constructed and a Certificate of Final Acceptance shall be issued. In lieu of completion of the public improvements and the issuance of a certificate, financial security (an escrow secured with cash, an irrevocable letter of credit, or a surety bond) may be provided to the City to secure the completion of all public improvements.

A Certificate of Final Acceptance has not been issued for the subdivision-related public infrastructure, nor has any form of financial security been received to secure the completion of the public improvements. This application will be placed on hold following Planning Commission action until the infrastructure requirements are met.

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