



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: The Vineyards Preliminary Plat #3 – Replat (Case #17-100)

Executive Summary

Approval of this request will result in a revision to the existing preliminary plat of The Vineyards, Plat No. 2 in order to create 52 residential lots and 3 common lots.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of THD-REB Properties, LLC (owner), is seeking approval of a 55-lot preliminary plat revision on R-1 (On-family Dwelling District) zoned property, to be known as The Vineyards, Preliminary Plat #3. The 24.1-acre subject site is two separate parcels, one located on the south side of Elk Park Drive, approximately 150 feet east of Berkley Drive, and the other on the south side of State Highway WW, approximately 800 feet west of Stone Mountain Parkway.

The revision includes 4 existing large lots from the current preliminary plat, and further subdivides them into smaller lots that are similar to the existing development pattern within the Vineyards subdivision. The layout of the street networks is largely unaffected, although an additional cul-de-sac has been included to connect with the PD-zoned property on west side of the site.

At its June 22, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Two individuals shared concerns reading the sizes of the proposed lots, and the possibility of future street connections through the PD-zoned property.

Commissioners inquired about the future extension of Elk Park Drive, which would occur at the time that the property at its terminus develops and the future of the PD property which will require a PD plan approval prior to its development. Following limited further discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the revised preliminary plat.

The plat is compliant with requirements contained within the 2005 and 2015 development agreements applicable to the subject site.

A copy of the Planning Commission staff report, locator maps, and preliminary plat, previously approved preliminary plat of The Vineyards, Plat No. 2, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/21/2015	Revised preliminary plat The Vineyards, Plat No. 2 (B 347-15)
11/21/2005	Approved preliminary plat The Vineyards, Plat No. 1 (B 266-05A)

Suggested Council Action

Approve the revised preliminary plat of The Vineyards Preliminary Plat #3.