



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 20, 2016

Re: The Villages at Arbor Pointe Pool Plat (Case# 16-115)

Executive Summary

Approval of this final plat will result in the creation of a single 0.56 acre lot to accommodate the future construction of a community pool and clubhouse to serve the Villages at Arbor Pointe subdivision.

Discussion

The applicant is seeking approval of a one-lot final plat on the west side of Arbor Pointe Parkway south of the future intersection of Echo Ridge Road to accommodate a community pool and clubhouse. The proposed lot is generally in conformance with the approved preliminary plat for The Villages at Arbor Pointe, Phase 2; however, has been modified slightly.

The approved preliminary plat showed an "eyebrow" cul-de-sac to the west of the proposed western property line of Lot 306. This eyebrow provided access to three residential lots. The applicant has submitted a revised preliminary plat (see attached exhibit) that proposes eliminating the eyebrow cul-de-sac and rearranging the lots into a more conventional rectangular lot layout.

The revised lot layout and orientation of proposed Lot 306 (to be accessed from Arbor Pointe Parkway) have been reviewed by the City's Traffic Engineer's and found to be acceptable. The driveway locations along future Echo Ridge Drive and Arbor Pointe Parkway are not seen as public safety hazards.

The revised preliminary plat also indicates that a common lot is to be platted, in the future, to the north of proposed Lot 306. This common lot separates proposed Lot 306 from Echo Ridge Drive; therefore, construction of Echo Ridge Drive with the platting of Lot 306 is not required. Construction of Echo Ridge will be the responsibility of the developer of the remaining property within Phase 2 of the preliminary plat to the north and west of Lot 306.

The final plat for Lot 306 has been reviewed by both internal and external agencies and has been found to meet the platting requirements and zoning standards of the City Code. A sewer extension to provide sanitary service to the subject lot has been approved and will be required to be installed, at the applicant's expense, prior to issuance of an occupancy permit for the future construction.

Locator maps, reduced copy of the final plat, and a copy of the revised preliminary plat for Lots 306-308 is attached for review.



Fiscal Impact

Short-Term Impact: No short term impacts are anticipated with this proposal. Public infrastructure is in place with the exception of sewer service to the subject lot. Costs associated with extension of the sewer service will be borne by the applicant.

Long-Term Impact: Long-term fiscal impacts may include costs associated with the provision of public safety and solid waste services as well as maintenance of public infrastructure (i.e. roadways, sewer, and water). Such costs may or may not be off-set by increased property taxes and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Community Facilities & Services, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/05/06	Approved Prelim. Plat – Villages at Arbor Pointe Phase 2 (R131-06)

Suggested Council Action

Approval of the proposed final plat for entitled The Villages at Arbor Pointe Pool Plat.