



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2016

Re: Stevens Ridge Subdivision, Plat 1 – Final Major Plat (Case# 16-119)

Executive Summary

Approval of this final plat will result in the creation of 18 R-1 (One-Family Dwelling District) zoned lots for the development of 17 single-family homes.

Discussion

The applicant is seeking approval of an 18-lot final plat located west of the intersection of State Route K and William Smith Place. The proposed final plat is in substantial conformance with the April 18, 2016 approved preliminary plat. The preliminary plat approved 19 lots; however, one lot along the western boundary of the subject tract has been removed from the attached final plat to accommodate additional area for other lots within the development.

The final plat 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.

Locator maps, a reduced copy of the final plat, and a copy of the approved preliminary plat are attached for review.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

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: 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: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|----------|--|
| 04/18/16 | Approved Prelim. Plat – Stevens Ridge Subdivision (R44-16) |
| 06/04/07 | Approved annexation and R-1 (One-Family Dwelling District) as permanent zoning on the subject site |

Suggested Council Action

Approve the proposed final plat of Stevens Ridge Subdivision, Plat 1.