



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2017

Re: The Highlands Plat 8-D – Final Plat (Case #17-97)

## Executive Summary

Approval of this request would result in the approval of a 2-lot final plat, to be known as “The Highlands Plat 8-D.”

## Discussion

The applicant, Allstate Consultants, on behalf of Highlands Properties Co. (owners), is requesting approval of a 2-lot final plat to be known as “The Highlands Plat 8-D.” The 5.31-acre undeveloped parcel of land lies between the terminus of Stonehaven Road and Old Plank Road. The proposed final plat is a replat of Lots 827 and 828 of “The Highlands Plat 8-C.”

The final plat is consistent with the February 2017 revised PUD plan/preliminary plat for the site. The revised PUD plan/preliminary plat identified Stonehaven Road being vacated along with its associated drainage/utility easements, authorized the installation of a permanent cul-de-sac at the existing terminus of Stonehaven Road, required that a pedway easement be provided from the existing terminus of Stonehaven Road to Old Plank Road, and granted a waiver to installation of sidewalk along the site’s Stonehaven Road and Old Plank Road frontages. The revised approval also required that the applicant pay a fee-in-lieu for the waived construction of the pedway and sidewalks.

A concurrent request (Case #17-99) to vacate the right of way and associated drainage/utility easements for Stonehaven Road was approved by Council at their May 15 meeting (Ord. 023182) and a check in the amount of \$21,718.20 has been received for the waived construction improvements. Construction plans for the public improvements and grading of the pedway have been approved. The plat has been reviewed by both internal and external staff and found to meet the zoning and subdivision regulation requirements.

Locator maps, reduced copy of the final plat, and previously approved PUD plan are attached for review.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Parks, Recreation & Greenways, Tertiary Impact: Transportation

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
5/15/17	Approved Stonehaven Road right of way vacation (Ord. 023182)
2/20/17	Approval - Revised PUD plan for The Highlands Phase 8 (Ord. 023076)
7/20/09	Approval - Revised PUD plan of The Highlands Phase 8 (Ord. 020334)
9/8/87	Approval - The Highlands – Phase 8 PUD Plan

## Suggested Council Action

Approve the proposed final plat of "The Highlands Plat 8-D."