



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 16, 2018

Re: Woodstrail Ridge - Final Plat (Case #18-123)

Executive Summary

Approval of the final plat of "Woodstrail Ridge Subdivision" will result in the creation of 17 R-1 zoned lots. Sixteen lots are designated for R-1 (One-family Dwelling) development purposes, and one will be for common space and stormwater mitigation.

Discussion

Simon & Struempf Engineering (agent) is seeking, on behalf of Wing Shot, LLC (owners), approval of a 17-lot final major plat on 6.37-acre parcel. The site is located on the south side of Blue Ridge Road across from the southern terminus of Derby Ridge Drive. Sixteen lots are to be used for single-family residential development purposes. The final lot, (Lot C1) is 1.66 acre parcel that is intended to be used for open space and stormwater mitigation.

Access to the property is via Sagegrass Court, which aligns with the intersection of Derby Ridge Drive and Blue Ridge Road. No additional right of way for Blue Ridge Road is required at this time. Right-of-way as well as utility easements to serve the proposed development are being dedicated as part of this plat. Sidewalks within the subdivision, on either side of Sagegrass Court, will be installed as part of the public infrastructure installation process. The site is capable of being served by all City utilities subject public utility extensions. Construction plans for such extensions have been submitted by the applicant and approved by City Staff.

The final plat is consistent with the Woodstrail Ridge Preliminary Plat, approved on July 2, 2018, and meets all regulatory standards of the Unified Development Code. The plat is recommended for approval by staff.

Locator maps and a copy of the final plat are attached for your review.

Fiscal Impact

Short-Term Impact: None anticipated. Public infrastructure extension costs will be borne by the applicant.

Long-Term Impact: Limited. Such costs would include provision of public safety and solid waste services. Such costs may or may not be off-set by user fees or increased property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
7/2/2018	Approved - "Woodstrail Ridge Preliminary Plat" (R97-18)

Suggested Council Action

Approve the final plat of "Woodstrail Ridge Subdivision."