



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 2, 2018

Re: Bluff Creek Estates Plat 9 - Preliminary Plat Revision (Case #18-29)

Executive Summary

Approval of this request will reduce the number of proposed lots and eliminate a street shown on the previously approved preliminary plat of Bluff Creek Estates Phase 1 as well as grant a design adjustment to allow more than 30 lots from a single access point.

Discussion

Allstate Consultants (agent) is requesting, on behalf of Elvin E. Sapp Revocable Trust (owner), approval of a 5-lot preliminary plat of R-1 (One-Family Dwelling District) zoned property to be known as *Bluff Creek Estates Plat 9*, and a design adjustment to Section 29-5.1 (f.2.ii) to allow more than 30 lots from a single point of access. The requested revision is to a portion of the existing preliminary plat of *Bluff Creek Estates Phase 1*. The 6.17-acre subject site is located on the east side of Bluff Creek Drive, approximately 2,400 feet north of Grindstone Parkway. This request is being processed concurrently with Case #18-7 a final plat for the same property.

The revised preliminary plat, originally approved in 1992, reduces the number of proposed R-1 lots from 10 lots to 4 residential lots and one common lot. Additionally, the revised plan eliminates the previously approved cul-de-sac that would have provided access to the original 10 lots. The common lot on the property will include all of the sensitive and tree preservation areas that are required to be preserved on the site per the UDC.

Accompanying the revised plat is a design adjustment to allow more than 30 lots to be platted without a secondary point of access. The site is currently accessible from only the intersection of Bluff Creek Drive and Lacewood Drive. 107 total lots (63 final platted and 44 PD approved – not platted) have been previously authorized to utilize this single access point. The construction of a bridge over Grindstone Creek at the terminus of Bluff Creek Drive was initially envisioned to provide a secondary means of access to the site per the original proposal for the Bluff Creek Subdivision. This bridge has not been constructed by the City and there are no CIP plans for the City to construct a bridge at this location.

At its December 7, 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. No one from the public spoke regarding the request.

Commissioners inquired if a design adjustment was required if the applicant choose to plat the property according to the current preliminary plat. Staff responded that a variance would have been required per the former subdivision regulations (Chapter 25) which



allowed 100 lots with one access point. As an alternative to the design adjustment, the applicant could seek approval from the Fire Department for alternative means of compliance, as permitted by 29-5.1 (f.2.ii) of the UDC.

Following additional discussion, the Planning and Zoning Commission voted (8-0) to recommend **approval** of the preliminary plat and **denial** of the design adjustment. In arriving at its recommendation of denial on the design adjustment, Commissioners indicated concern with increasing the number of lots in an area that currently exceeded the maximum number of lots allowed from single access point.

A copy of the Planning Commission staff report, locator maps, preliminary plat, previously approved preliminary plat, design adjustment request, 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: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections

Strategic & Comprehensive Plan Impacts

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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/15/1992	Approved preliminary plat of <i>Bluff Creek Estates Phase 1</i> (Res. #102-92A)

Suggested Council Action

Approve the revised preliminary plat of *Bluff Creek Estates Plat 9*; **deny** the design adjustment, as recommended by the Planning and Zoning Commission.

Should the Council desire to recommend approval of the requested design adjustment, per Section 29-5.2(c)(3)(iii)(A)(4), a 2/3 majority vote of the membership will be necessary.