



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: The Gates, Plat No. 4 – Final Plat (Case #17-33)

Executive Summary

Approval of the request will result in the final platting of 28 R-1 zoned lots within The Gates development, with dedications for right of way and easements.

Discussion

Crockett Engineering Consultants (agent) on behalf of Gates Real Estate, LLC (owner) is seeking approval of a 28-lot final plat of R-1 (One-Family Dwelling District) zoned property, including a replat of Lot C1 of *The Gates, Plat No. 2 & 3*, to be known as *The Gates, Plat No. 4*. The 18.58-acre subject site is located generally south of Old Plank Road, at the current east terminus of Rivington Drive.

The final plat substantially complies with the previously approved preliminary plat, *Preliminary Plat No. 3 of The Gates*. This plat generally represents the platting of Lots 126-151 and C8-C9 of the preliminary plat, which was revised in 2017. The subdivision will be adjacent, on the far east, to City owner property acquired for the purposes of a future park development.

The final plat has been reviewed by all relevant staff and found to be substantially compliant with the preliminary plat and UDC regulations. Staff recommends approval.

Locator maps, final plat, and the approved *Preliminary Plat No. 3 of The Gates* 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



Vision & Strategic Plan Impact

[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: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/16/2017	Approved revised preliminary plat of <i>Preliminary Plat No. 3 of The Gates. (Res. R146-17)</i>

Suggested Council Action

Approve the final plat of *The Gates, Plat No. 4.*