



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 16, 2020

Re: The Gates, Plat No. 6 – Final Plat (Case #183-2020)

## Executive Summary

Approval of the request will result in the final platting of 43 R-1 zoned lots and dedications for right of way and easements within The Gates residential subdivision development.

## Discussion

Crockett Engineering Consultants (agent), on behalf of Gates Real Estate, LLC (owner), is seeking approval of a 43-lot final major plat of R-1 (One-Family Dwelling) zoned property, to be known as *The Gates, Plat No. 6*. The 44.63-acre subject site is generally located at the current terminus of Rivington Drive, approximately 1,300 east of Abbotsbury Lane.

The final plat substantially complies with the previously approved preliminary plat known as *Preliminary Plat No. 3 of The Gates*. This plat represents the platting of Lots 87-125 as shown on the preliminary plat, which was revised in 2017. The plat will dedicate additional right of way for the extension of Rivington Drive which terminates as a stub street at the southern boundary of the site. There is no further development south of this terminus presently proposed; however, the stub street would allow for a future extension of Rivington Drive if the property to the south is submitted for development.

Additionally, a Greenspace Access Easement will be dedicated between proposed lots 617 and 618. This access area connects Kirby Knowle Ct to City-owned park property to the east of the site and would allow the developer or HOA to construct a future private trail connection to the park site if they choose. Originally a common lot was shown on the preliminary plat that would have provided access to not only the park site, but also to a proposed stormwater facility; however, the storm water facility has since been relocated.

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 preliminary plat (10/16/17) are attached.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

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

## Suggested Council Action

Approve the final plat of *The Gates, Plat No. 6*.