



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2017

Re: Bristol Lake Plat 1-C – Replat (Case #17-168)

## Executive Summary

Approval of this request will result in a replat of Lots 52-95 and C1 of *Bristol Lake Plat 1* to create three lots on each existing developable lot to allow for the development of single-family attached housing.

## Discussion

The applicant, Allstate Consultants, LLC (agent) on behalf of Hugh Tincher Development, Inc. (owner) is seeking approval of a 133-lot replat of Lots 52-95 and C1 of Bristol Lake Plat 1, located on PD (Planned District) zoned property, to be known as "Bristol Lake Plat 1-C". The 21.66-acre subject site is located at the northwest corner of Bristol Lake Parkway and Bristol Lake Drive.

The site is currently zoned PD and is subject to the statement of intent and existing development plans for the site. The existing development plan and plat allows for two-family dwellings on Lots 52-95. The applicant is seeking approval to instead construct attached single-family dwellings which are an approved land use per the development's statement of intent. To facilitate this type of development each dwelling unit must be on a separate lot as opposed to a duplex, which allows two dwellings on one lot.

The applicant is proposing to create an "A-B-C" lot configuration to allow the lots to be subdivided into three lots – one for each dwelling unit and one as a common lot. This method has been approved in other planned developments, and the resulting density remains the same as if two-family dwellings (i.e. duplexes) had been constructed instead. The common lot – Lot C1 – is being altered slightly to better align with a recently revised drainage easement. No right of way is affected by this request.

A minor amendment to the PD plan was concurrently approved administratively to allow the A-B-C lot configuration since the attached single-family dwellings were already permitted. The replat, which is consistent with the amended PD plan and lot configuration, will create the additional lots required for each single-family attached dwelling.

Locator maps, final plat, pages 1-2 of previously approved *Bristol Lake Tract 2 PD* and the previously approved plat of *Bristol Lake Plat 1* are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at the applicant's expense.

Long-Term Impact: Long-term impacts would include infrastructure maintenance and public safety services.

## 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: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
9/6/2005	Approved final plat of <i>Bristol Lake Plat 1 (Ord. #18663)</i>

## Suggested Council Action

Approve the final plat of *Bristol Lake Plat 1-C*.