



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: The Gates Preliminary Plat #3 - Revised Preliminary Plat (Case #17-101)

Executive Summary

Approval of this request will result in a revision to the existing preliminary plat of *The Gates Preliminary Plat (1st revision)* and *The Gates Preliminary Plat #2* in order to eliminate or reduce the existing common lots on the site.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Gates Real Estate, LLC (owner) is seeking approval of a 193-lot preliminary plat revision on R-1 (One-family Dwelling District) zoned property, to be known as *The Gates Preliminary Plat No. 3*. The 120-acre subject site is generally located south of Old Plank Road, and south of Wentworth Drive.

This request represents a revision to the preliminary plats known as *The Gates Preliminary Plat (1st revision)* and *The Gates Preliminary Plat #2*, which are attached for reference. The proposed revised preliminary plat includes portions of these two properties, which were previously approved as separate preliminary plats.

At its September 21, 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. The applicant stated that the purpose behind the removal of the common lots is a response to residents' desire to maintain areas with trees that abut their lots, instead of relying on the HOA to maintain them, which will be accomplished by redistributing the unplatted common space to the abutting lots. Previously platted common lots within the Gates development will not be impacted by this requested preliminary plat revision.

Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the revised preliminary plat.

A copy of the Planning Commission staff report, locator maps, preliminary plat, previously approved *The Gates Preliminary Plat (1st revision)* and *The Gates Preliminary Plat #2*, 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: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/21/2014	Approved <i>The Gates Preliminary Plat #2</i> (Res. #128-14)
5/19/2014	Approved <i>The Gates Preliminary Plat (1st revision)</i> (Res. #97-14)
9/8/2005	Approved <i>The Gates preliminary plat</i> (Res. #185-05)

Suggested Council Action

Approve the revised preliminary plat of The Gates Preliminary Plat #3.