



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 2, 2018

Re: Woodstrail Ridge – Preliminary Plat (Case #18-108)

Executive Summary

Approval of the request will result in the creation of a 17-lot preliminary plat on R-1 (One-Family Residential) zoned land to be known as “Woodstrail Ridge Subdivision” located on the south side of Blue Ridge Road across from the terminus of Derby Ridge Drive.

Discussion

The applicant is seeking approval of a 17-lot preliminary plat for future development of detached single-family homes. The plat would divide the 6.37-acre parcel into 16 development lots and one common (Lot C1) containing roughly 1.66 acres of open space.

The property will be accessed via Sagegrass Court, which aligns with the terminus of Derby Ridge Drive. Right-of-way for Sagegrass Court and required utility easements will be dedicated upon recording of a future final plat. All required right of way for Blue Ridge Road and sidewalks has been previously dedicated and installed. Sidewalks along interior streets will be required. The site is capable of being served by all City utilities subject public utility extensions.

The proposed development layout shows lots on the south side Sagegrass Court within the floodplain. Pursuant to recent changes to the UDC the location of these lots within the floodplain (flood fringe) is permissible. Prior to the issuance of building permits for these lots Floodplain Development Permits will be required indicating finished floor elevations are no less than two feet above the established base flood elevation.

The Planning and Zoning Commission considered this request at its June 7, 2018 meeting. Staff indicated that there were no public comments, and the owners were the only public in attendance at the public information meeting on May 1, 2018. After limited discussion, the Planning and Zoning Commission voted 6-0 in favor of the preliminary plat.

A copy of the Planning and Zoning Commission staff report, locator maps, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two fiscal years. Costs for extension of public infrastructure will be borne by the developer.

Long-Term Impact: Anticipated costs to be incurred include public safety, solid waste, and public infrastructure maintenance (water, sewer, streets). Such costs may or may not be offset by user fees or increased property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
N/A	N/A

Suggested Council Action

Approve the proposed preliminary plat to be known as "Woodstrail Ridge."