



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: Kitty Hawk Manor, Plat No. 7 - Final Plat/Replat (Case #17-210)

## Executive Summary

Approval of this request will result in the platting of 68 lots in a residential subdivision, dedication of additional right of way and easements with the Kitty Hawk Manor development, and dedication of right of way for the future extension of Big Bear Boulevard.

## Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Homeco Development, LLC (owner), is seeking approval of a 68-lot final plat of R-1 (One-Family Dwelling District) zoned property, which includes a replat of Lots 66-69 of *Kitty Hawk Plat No. 2* as well as unplatted property, to be known as *Kitty Hawk Manor, Plat No. 7*. The 34.11-acre subject site is located west of the current terminus of Gypsy Moth Drive, approximately 1,400 feet west of Parker Street.

The site is subject to a previously approved preliminary plat known as *Kitty Hawk Manor Preliminary Plat*. This plat represents the final platting of Lots 1-68 from the preliminary plat. Right of way for Big Bear Boulevard is also being dedicated as part of the plat which will allow its future extension and connect Highway 763 to Parker Street. At this time, the road extension is not included in any CIP project. Access to the site will be from Gypsy Moth Drive and Kitty Hawk Drive, both of which connect to Parker Street to the east.

The final plat has been reviewed by all relevant staff and found to substantially comply with the preliminary plat and all subdivision regulations, and staff recommends approval.

Locator maps, final plat, and the previously approved *Kitty Hawk Manor Preliminary Plat* 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: Secondary, Tertiary Impact: Tertiary

### [Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

Date	Action
11/17/2014	Approval: <i>Preliminary Plat of Kitty Hawk Manor (R 216-14)</i>

## Suggested Council Action

Approve the final plat of *Kitty Hawk Manor, Plat No. 7*.