

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 5, 2017**

SUMMARY

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. (owner) for approval of a 29-lot preliminary plat on R-1 (One-family Dwelling District) zoned land, to be known as "Creek Ridge, Plat No. 2", and a variance to Section 2547 regarding street length. The 21.04-acre subject site is located west of the western terminus of Waltz Drive, south of the southern terminus of Heath Court, and is addressed as 5420 Heath Court. **(Case #16145)**

DISCUSSION

This project was previously presented to the Planning and Zoning Commission at its September 22, 2016, meeting and was recommended for denial. The Council considered the proposed preliminary plat on November 7, 2016, and recommended denial of it as well. However, during the Council's November 21, 2016, meeting Councilman Trapp asked that this item be remanded to the Planning Commission for reconsideration.

Mr. Trapp's reason for seeking Commission reconsideration was based upon his belief that *"the case should have been made that this platting action was needed in order to complete the deal of the Parks and Recreation Department purchasing a nice piece of parks land at a good price. They also needed the longer cul-de-sac to provide access to the park. The park had been brought up, but had not been made the centerpiece of the argument. If they [the Commission] would have considered it from the perspective of providing access to the park and facilitating the park transfer, they [the Commission] would have seen one long cul-de-sac was probably a price worth paying."*

The staff's position on this request remains unchanged from its September 22 presentation for the reasons stated within its staff report. An alternative to approving the preliminary plat, as presented, exists that would avoid the need to extend Heath Court south. This alternative consists of platting the subject acreage into two lots that have accessible frontage from the current terminus of Heath Court.

Upon approval of the two lot plat, the City and the property owner could engage to obtain approval of an administrative plat to combine Lots 27B and C4 of the preliminary plat (the acreage generally desired by Parks and Recreation) with property that is currently platted as Lot 77A of Creek Ridge Plat 1-A which staff understands is being considered for park acquisition also. This consolidation would not only facilitate the desired purchase of the Creek Ridge park property, but would also result in it having frontage on Heath Court and Old Plank Road.

SUPPORTING DOCUMENTS

Attachments

- Staff report (September 22, 2016)
- Locator maps
- Preliminary plat (re-dated 12-14-16)
- Variance worksheet
- Previously approved preliminary and final plats
- Planning Commission and Council meeting excerpts

Report prepared/approved by Patrick Zenner