



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2022

Re: Arbor Falls Plat 4 – Final Plat (Case # 57-2022)

Executive Summary

Approval of this request would result in the creation of a 137-lot final plat to be known as "Arbor Falls Plat 4" on approximately 7.49 acres that is consistent with the "Arbor Falls PD No. 4" PD Plan approved by the City Council on November 1, 2021. The subject acreage is located south of Pergola Drive and north of Highway WW and will consist of a combination of detached single-family home sites and common lots.

Discussion

A Civil Group (agent), on behalf of Boone Development, Inc. (owner), seeks approval of a final plat to be known as "Arbor Falls Plat 4". The plat is consistent with the Arbor Falls PD Plan and SOI for the acreage approved on November 1, 2022 and known as "Arbor Falls PD No. 4." The PD-zoned property is generally located north of Highway WW and south of Pergola Drive (addressed as 5730 Pergola Drive), and represents approximately 1/5 of the Arbor Falls Planned Development. The plat creates 137 detached single-family home lots on approximately 7.49 acres.

Three design adjustments from Sections 29-5.1 and Appendix A of the UDC were approved as part of the PD Plan to permit the desired private street network as shown on the final plat. Design adjustments are handled at the PD Plan stage when the PD Plan serves as the preliminary plat for a development, as is the case herein. Several design exceptions were also approved to permit slightly smaller lots with reduced setbacks than what is typically seen for single-family developments, which may be accomplished via the PD zoning and PD plan approval process.

The plat shows the required dedication of utility easements. All proposed streets shown on the plat are to be private (consistent with the other streets in the Arbor Falls neighborhood) and maintained by an HOA. The streets will be paved with a 24-foot travel lane and be flanked by 6-foot sidewalks on both sides of the streets. Per the PD Plan, there will be two cluster mailbox locations subject to USPS siting requirements and an accessory building not to exceed 400 square feet for an irrigation well house for irrigation/maintenance shed located on common lot 501.

The plat has been reviewed by all internal and external stakeholders and with the exception of the previously approved design adjustments, is fully compliant with the requirements of the UDC for subdivisions.

Locator maps, final plat, and PD Plan are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance for sanitary sewer as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Safe Neighborhoods, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
11/01/21	Arbor Falls PD Plan No. 4 (Ord. 24815)
11/01/21	Design Adjustments for Arbor Falls PD Plan No. 4 (Ord. 24814)
10/16/06	Arbor Falls PUD plan (Ord. 19255)
07/17/06	PUD rezoning to PUD 6.6 (includes Arbor Falls area) (Ord. 19117)
07/07/05	Old Hawthorne annexation and zoning (Ord. 18558)

Suggested Council Action

Approve the "Arbor Falls Plat 4" final plat.