



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2020

Re: Cottages at Evergreen Place - Preliminary Plat (Case #86-2020)

Executive Summary

Approval of this request would result in the creation of a 39-lot subdivision known as, "Cottages at Evergreen Place."

Discussion

The applicant is seeking approval of a 39-lot preliminary plat to be known as Cottages at Evergreen Place, in order to permit the development of 33 single-family residential dwellings arranged around a loop street with two entrances off Ballenger Lane. A stub street to the undeveloped property west of the subject site, Spire Drive, is also provided to satisfy future roadway connectivity requirements. The site includes six common lots that will accommodate the required storm water facilities for the site. The extension of public infrastructure to serve each development lot requires a preliminary plat to be reviewed and approved prior to the final plat.

In February, the Board of Adjustment approved the use of cottage dimensional standards for this subdivision. These standards reduce many dimensional requirements to promote compact development. Required lot size is reduced from 5,000 to 3,000 square feet, and minimum lot width is reduced from 60 to 30 feet. Front and rear yards are reduced from 25 feet to 10 feet in depth, except lots that will be improved with homes that have garages must adhere to a front setback of at least 20 feet. The average lot width in the proposed development is approximately 38 feet.

The site is served by all City utilities; however, water and sewer extensions will be required to serve each lot. Additionally public streets and sidewalks will be installed internally and externally along all lot frontages. All necessary easements are depicted on the preliminary plat and will be dedicated upon final platting of the property.

The Planning and Zoning Commission considered this case at their May 21, 2020 meeting. Staff provided its report and the applicant gave an overview of the request. After discussion generally focused on storm water management, property edge buffering, and the requirement for the stub street, the Commission voted 9-0 in favor of the preliminary plat.

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



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. The applicant will be responsible for all public infrastructure utility extensions.

Long-Term Impact: Impacts may include public infrastructure maintenance and public safety solid waste collection provision. Such impacts may or may not be off-set by increased property tax collections or user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the Preliminary Plat for, "Cottages at Evergreen Place."