



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2022

Re: The Villages at Arbor Pointe Plat 6 – Final Plat (Case #199-2022)

Executive Summary

Approval of the request will result in the final platting of 34 residential lots in the Villages at Arbor Pointe development, with dedications for right-of-way and easements.

Discussion

A Civil Group (agent), on behalf of Lifestyle Development, LLC (owner), seeks approval of a 34-lot final major plat of R-1 (One-family Dwelling) zoned land, to be known as *The Villages at Arbor Pointe Plat 6*. The 9.55-acre subject site was included in *The Villages of Arbor Pointe Phase 4 Preliminary Plat* and is located west of Arbor Pointe Parkway.

The plat generally represents the platting of Lots 1 through 19 and 118 through 132 from the preliminary plat, which was approved in 2019. The plat will grant additional right-of-way for the extension of Harvest Leaf Drive and Tupac Alley, north of their current location, and dedicates a 50-foot right-of-way for new streets, to be named Jagged Leaf Drive and Cozy Lane. The plat dedicates the appropriate utility easements on all street frontages, as well as additional drainage easements between Lots 609 and 610 and Lots 614 and 615. The plat reflects existing drainage easements on the southern boundary of Lot 601 and along the eastern boundary of Lot 627 and an existing gas pipeline easement along much of the northern property boundary.

The requested final plat includes property located within an approved preliminary plat, and upon review has been found to be in substantial conformance with the approved preliminary plat. The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and the approved preliminary plat 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 such as roads and sewers 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/3/19	Approved preliminary plat <i>The Villages at Arbor Pointe Phase 4 Preliminary Plat.</i> (Res. 86-19)

Suggested Council Action

Approve the final plat of The Villages at Arbor Pointe Plat 6.