



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2022

Re: The Gates, Plat No. 7 – Final Plat (Case #114-2022)

Executive Summary

Approval of this request will result in the final platting of 26 R-1 zoned lots and dedications for right-of-way and easements within The Gates residential subdivision development.

Discussion

Crockett Engineering Consultants (agent), on behalf of Lombardo Homes of Columbia, LLC (owner), is seeking approval of a 26-lot final major plat of R-1 (One-Family Dwelling) zoned property, to be known as *The Gates, Plat No. 7*. The 14.03-acre subject site is generally located on the south side of Rivington Drive, approximately 300 feet east of Abbotsbury Lane.

The final plat substantially complies with the previously approved preliminary plat known as *Preliminary Plat No. 3 of The Gates*. This plat represents the subdivision of Lots 61-86 as shown on the preliminary plat, which was revised in 2017. The plat will dedicated additional right of way for two cul-de-sacs, and other appropriate easements necessary for development.

The final plat has been reviewed by all relevant staff and found to be substantially compliant with the preliminary plat and UDC regulations. Staff recommends approval.

Locator maps, final plat, and preliminary plat (10/16/17) 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, sewers, and water, 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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/16/17	Approved revised <i>Preliminary Plat No. 3 of The Gates. (Res. R146-17)</i>

Suggested Council Action

Approve the final plat of *The Gates, Plat No. 7.*