



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 21, 2016

Re: The Vineyards, Plat No. 3 – Final Plat (Case# 16-128)

## Executive Summary

Approval of this final plat will result in the creation of 50 R-1 (One-Family Dwelling District) zoned lots for the development of 48 single-family homes.

## Discussion

The applicant is seeking approval of a 50-lot final plat located at the western terminus of Stone Mountain Parkway. The proposed final plat is in substantial conformance with the approved preliminary plat of The Vineyards, Plat No. 2, which was approved on December 21, 2015.

The final plat has been reviewed by both internal and external agencies and has been found to meet the platting requirements and zoning standards of the City Code. Additionally, the plat is compliant with the prerequisite platting and land dedication requirements contained within the 2005 and 2015 development agreements applicable to the subject site.

Locator maps, a reduced copy of the final plat, and a copy of the approved preliminary plat are attached for review.

## Fiscal Impact

**Short-Term Impact:** No new capital spending is expected within the upcoming 2 years as a result of this proposal.

**Long-Term Impact:** Long-term fiscal impacts may include costs associated with the provision of public safety and solid waste services as well as maintenance of public infrastructure (i.e. roadways, sewer, and water). Such costs may or may not be off-set by increased property taxes and user fees.



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
12/21/2015	Revised preliminary plat and development agreement approved – The Vineyards, Plat No. 2 (B 347-15)
11/21/2005	Preliminary plat approved – The Vineyards, Plat No. 1 (B 266-05A)
8/22/2005	Amended and restated development agreement (Ord. # 18630)

## Suggested Council Action

Approve the proposed final plat of The Vineyards, Plat No. 3.