



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2021

Re: Cottages at Evergreen Place – Final Plat (Case #167-2020)

Executive Summary

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

Discussion

Crockett Engineering (agent), on behalf of SBSR Properties, LLC (owners), is seeking approval of a 39-lot final plat to be known as *Cottages at Evergreen Place*. The development will consist of 33 single-family lots and 6 common lots for stormwater facilities which are arranged around a loop street (Frazier Loop) with two entrances off Ballenger Lane. A stub street to the undeveloped property west of the site, Spire Drive, is also provided to satisfy future roadway connectivity requirements of the UDC.

In February 2020, the Board of Adjustment approved the utilization of the “cottage” dimensional standards for this subdivision. Such approval grants authorization to reduce the standard R-2 dimensional requirements in efforts to promote affordable, compact development. The “cottage” dimensional standards reduced lot area requirements from 5,000 to 3,000 square feet and minimum lot width is reduced from 60 to 30 feet. Additionally, front and rear yards are reduced from 25 feet to 10 feet, except in instances where the lot will be improved with a home that has a garage. In such instance, minimum 20 foot front setback must be provided. While the proposed development was granted the use of the cottage standards, the development will not be strictly based on these minimums - the average lot width is roughly 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 dedicated on the plat as required.

The Cottages at Evergreen Place Preliminary Plat, was approved on the subject property in June of 2020. The submitted final plat meets all the standards of the UDC and is compliant with the approved preliminary plat. The plat is recommended for approval by staff.

Locator maps, approved preliminary plat, and the final plat 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: Infrastructure, Secondary Impact: Not Applicable, 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
6/15/2020	Res. 79-2020: Approving the Preliminary Plat of "Cottages at Evergreen Place" located on the west side of Ballenger Lane and north of Dehaven Drive (Case No. 86-2020).
2/11/2020	BOA: Approved cottage standards on the property.

Suggested Council Action

Approve the final plat for, "Cottages at Evergreen Place."