



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 2, 2025

Re: Bennett Ridge – Final Plat (Case # 29-2025)

Executive Summary

Approval of this request would result in the creation of a 123-lot subdivision on a 52.15-acre parcel located northeast of the intersection of Creasy Springs and Proctor Roads. The subdivision is inclusive of 117 lots authorized to be developed using “cottage” optional development standards. The cottage-style lots are located within the southwestern portion of the overall acreage (Lots 1-117) and would be constructed upon a 22.26-acre portion of the overall development tract that was rezoned R-2 (Two-family Dwelling) per Ord. 025753 on September 3, 2024.

Discussion

Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owners), is seeking approval of a 123-lot final plat to be known as, “Bennett Ridge.” The proposed plat contains a total of 52.15-acres and is split-zoned with 22.26-acres being zoned R-2 (Two-family Dwelling) and 29.86-acres being zoned A (Agriculture). The acreage is located on the east side of Creasy Springs Road, north of Proctor Road. The 22.26-acre portion was rezoned R-2 on September 3, 2024 under Case # 185-2024 by Ordinance # 025753. Concurrent with the requested rezoning, the applicant submitted 123-lot preliminary plat showing the southwestern 22.46-acres being improved with 117 “cottage” style lots.

On September 10, 2024, the applicants obtained approval to use “cottage” optional dimensional standards from the Board of Adjustment on Lots 1-117 to facilitate cottage-style development. Following the Board of Adjustment's authorization to use the reduced “cottage” dimensional standards, the preliminary plat was submitted to Council for its approval. The preliminary plat was approved on September 16, 2024.

The proposed final plat is consistent with the approved preliminary plat, depicting 117 cottage lots arranged around 3 internal public streets. The cottage lots average roughly 4,750 square feet in size. Lot 118 is to remain a standard single-family lot, and common lots 119, 120, 122, and 123 will serve as required tree preservation and stormwater mitigation areas. Lot 121 is intended for future residential development; however, a note on the plat indicates that development of the lot cannot occur until such time as an additional roadway connection to the broader adjacent roadway network east of Bear Creek is constructed.

The CATSO Major Roadway Plan does not identify any planned major roadways on the subject parcel. Creasy Springs Road is currently located within a substandard, 80-foot street easement. 84-feet of right-of-way is dedicated on the final plat, in place of the street



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easement. Two small remnants of the subject parcel lying on the west side of Creasy Springs Road are also dedicated as additional right-of-way as detailed in Note # 9.

During consideration of the preliminary plat in July 2024, the Planning & Zoning Commission questioned staff about UDC compliance issues with respect the maximum number of lots on a single street segment and maximum block length. As a result of the Planning Commission's concerns with respect to non-compliance, a pedestrian trail connection was sought extending across the interior common lot, Lot 123, that connected Ella and Eliah Drives. This modification was incorporated into the approved preliminary plat and is reflected on the submitted final plat. The connection is shown as a "Pedestrian Access Easement" traversing Lot 123.

The final plat has been found to be consistent with the standards of the UDC regulations and is recommended for approval.

Locator maps, final plat, and the approved preliminary plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. 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: Resilient Economy, Secondary Impact: Safe Community, Tertiary Impact: Reliable and Sustainable Infrastructure

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities



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Legislative History

Date	Action
09/16/2024	Approving the Preliminary Plat of "Bennett Ridge" (Res. 165-24)
09/10/2024	Board of Adjustment authorizes use of "cottage" optional development standards (Case # 219-2024)
09/03/2024	Approving the rezoning from A to R-1 (Ord. 025753)

Suggested Council Action

Approve the Bennett Ridge final plat.