



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2022

Re: Vintage Falls, Plat No. 3 – Final Major Plat (Case #162-2022)

Executive Summary

Approval of this request will result in the final platting of a 110 total lot residential development containing 36 “A-B-C” style lots (total of 72 homesites and 36 common lots) and 2 general common lots, dedications for right of way, and easements.

Discussion

Crockett Engineering (agent), on behalf of S Land Development Company, LLC (owner), is seeking approval of a 110-lot final major plat of PD (Planned Development, formerly PUD) zoned land, to be known as *Vintage Falls, Plat No. 3*. The 25.53-acre subject site is located approximately 0.3-miles northeast of the intersection of Strawn Road and Worley Street.

The plat contains 36 A-B-C style residential lots which each contain a common lot and two residential lots (108 total lots) allowing single-family attached dwellings per the underlying PD zoning district. An additional two common lots not part of any A-B-C lot combination are also shown on the plat. The final plat also includes the dedication right of way for all internal streets in addition to drainage and utility easements. Per the approved PD zoning, the developer is dedicating a 30' trail easement that would connect the residential subdivision to the proposed Harmony Creek Trail on City property west of this development.

Upon review of the final plat, staff finds it is in substantial conformance with the approved PUD plan and all UDC regulations.

Locator maps, final plat, and approved *North Vintage Falls PUD Plan (2007)* 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 for 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/6/07	Approved – Rezoning from PUD-6 to PUD-3.6; replaced statement of intent; and approved PUD plan of North Vintage Falls. (Ord. 19590)

Suggested Council Action

Approve the final plat for *Vintage Falls, Plat No. 3*.