



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 16, 2022

Re: Vineyards, Plat No. 9 – Final Plat (Case #106-2022)

Executive Summary

Approval of the request will result in the final platting of 71 R-1 zoned lots within the Vineyards development, with dedications for right of way and easements.

Discussion

Crockett Engineering Consultants (agent), on behalf of THD-REB Properties, LLC (owner), is seeking approval of a 71-lot final major plat of R-1 (One-family Dwelling) zoned land, to be known as *Vineyards, Plat No. 9*. The 31.94-acre subject site was included in *The Vineyards, Plat No. 2 Preliminary Plat*, and is located at the western terminus of Stone Mountain Parkway and Random Ridge.

The plat generally represents the platting of Lots 633-676 and 692-713 from the preliminary plat, which was partially revised in 2015. The plat will grant additional right of way for the extension of the streets known as Stone Mountain Parkway and Random Ridge, as well dedicate a 16-foot Green Space Trail Easement along the South Fork of the Grindstone Creek for a future trail extension. The plat also reflects an existing 100-foot easement for the Central Electric Power Cooperative's Deer Park – Rebel Hill transmission line, which is located on common lots within the development.

The requested final plat includes property located within an approved preliminary plat, and upon review has been found to be in substantial conformance with the approved preliminary plat. The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat, and preliminary plat (11/19/2015) 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 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: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/21/15	Approved revised preliminary plat <i>The Vineyards, Plat No. 2 (Ord. 22672)</i>
11/21/05	Approved preliminary plat <i>The Vineyards, Plat No. 1 (Res. 266-05A)</i>

Suggested Council Action

Approve the final plat of *Vineyards, Plat No. 9*.