

## **Memorandum**

**To:** Planning Commission Members  
**From:** Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** April 4, 2014  
**Re:** Staff Report for Autumn Grove Section 2 – Plat Approval

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### **Item #2 – Autumn Grove Section 2 – Plat Approval**

**(PID# 201402250005)**

**Application:** Plat Approval  
**Location:** Demorest Road  
**Applicant:** Rich Conie, Autumn Grove LLC  
**Zoning:** R-2  
**Use:** Single Family Residential

#### **Relevant Code Section(s):**

- 1101.07 Development Standards – Submission Procedures
- 1101.08 Development Standards – Plan Content

#### **Project Summary:**

This applicant is requesting approval of a plat for Autumn Grove Section 2, located on 12.916 acres of land north of Rensch Road currently held by Autumn Grove LLC. The proposed plat would create 28 new residential lots and will include the extension of Demorest Road. New roads Rishel Street and Limeberry Drive are also proposed with this plat, for a total of approximately 2.3 acres of dedicated right-of-way. Additionally, a 4.4 acre reserve will be platted for open space and storm water detention. The proposed lot configuration and road network are in conformance with the approved development plan for Autumn Grove.

#### **Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.