

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 2, 2014
Re: Staff Report for Meadow Grove Estates Section 3 Part 2 – Plat Approval

**Item #1 – Meadow Grove Estates Section 3 Part 2 – Plat Approval
(PID# 201403210010)**

Application: Plat Approval
Location: Lilac Avenue, Blue Star Drive
Applicant: Corey Theuerkauf, Rockford Homes, Inc.
Zoning: PUD-R
Use: Single Family Residential

Relevant Code Section(s):

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

Project Summary:

The applicant is requesting approval of a plat for Meadow Grove Estates Section 3 Part. The proposed plat would create 21 residential lots on 8.133 acres of land west of Buckeye Parkway on land held by Rockford Homes Inc. The plat approval will include the extension and dedication of Lilac Avenue and Blue Star Drive for a total of 1.778 acres of new dedicated right-of-way. The Blue Star Drive extension will connect existing Blue Star Drive to Buckeye Parkway.

The proposed lots and road configuration are consistent with the approved development plan for Meadow Grove Estates.

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.