

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: July 2, 2015
Re: Staff Report for Meadow Grove Estates North Section 3 – Plat Approval

Item #1 – Meadow Grove Estates North Section 3 – Plat Approval (PID# 201505180030)

Application: Plat Approval
Location: North of Blue Star Dr., South of Timber Haven Ct.
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 North Section 3. The proposed plat contains 18 residential lots on 7.723 acres of land west of Buckeye Parkway between Blue Star Drive and Timber Haven Court. The plat includes the creation of a new street, Southchase Court off of a proposed extension of Lilac Avenue for a total of 1.262 acres of new dedicated right-of-way. The proposed extension of Lilac Avenue will connect the existing portions of the street to create a connection between Mallow Lane and Stargrass Avenue. A new reserve, "Reserve E", will be created at the terminus of Southchase Court, along Buckeye Parkway, to contain the existing pond on the site. A drainage easement is shown over this portion of the site.

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

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.