



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** July 11, 2016

**SUBJECT:** FP 2016-02, Consideration of a request from Safeway Consulting and Contracting, LLC, for a Final Plat of Fresh Meadows Estates on 13.536 acres located in the 8400 and 8500 blocks of Shady Grove Road.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Safeway Consulting and Contracting, LLC, is requesting approval of a final plat for Fresh Meadows Estates. This 13.536-acre subdivision includes 46 single-family residential lots. The property is located on the north side of Shady Grove Road between the Steeple Ridge neighborhood and Clay Hibbins Road.

The proposed final plat is consistent with the approved preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The final plat for Fresh Meadows Estates includes 46 single-family residential lots. The lots range in size from 9,009 square feet to 11,710 square feet, with the typical lot being 80 feet wide and 113 feet deep. The lots comply with the R-2 Single-Family Residential zoning district standards.

The plat includes two street intersections with Clay Hibbins Road north of the Shady Grove Road bend, and one street intersection with Shady Grove Road at the property's southern end. A street stub to the undeveloped property to the north is provided for a connection to future development.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Low Density Residential." This designation provides for the development of traditional, low-density single-family detached dwelling units.

### **SURROUNDING ZONING / LAND USE:**

**North:** AG Agricultural / Low Density Residential  
**West:** AG Agricultural / Low Density Residential  
**South:** C-1 Commercial / Retail



**East:** R-2 Single-Family / Low Density Residential

**CURRENT ZONING:** The property is currently zoned R-2 Single Family Residential.

**THOROUGHFARE PLAN:** The subdivision will have access to Shady Grove Road and Clay Hibbins Road. Shady Grove Road is classified as a C2U Minor Collector roadway on the Thoroughfare Plan. While Shady Grove Road is not fully developed, it does provide the required 60 feet of right-of-way.

Clay Hibbins Road is classified as an R2U Residential roadway on the Thoroughfare Plan. Additional right-of-way dedication for Clay Hibbins Road is required from this property and is shown on the plat drawing.

**ROUGH PROPORTIONALITY DETERMINATION:** The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

**DEVELOPMENT DRAINAGE:** The original preliminary plat approval called for a detention pond to be engineered for the runoff created by the development. However, since that time the City began efforts to condemn a very small piece of property to the north of the development to provide a 15-foot drainage easement. The acquisition of this area will make the development's drainage more practical and will help with some of the existing drainage issues the Steeple Ridge neighborhood experiences today. The drainage easement must be acquired prior to starting any construction activity.

**PLAT STATUS:** The property is currently described as Lot 2, Block 1, Barrett-Andrews Addition (2.6 acres) and three unplatted tracts within the T. Peck Survey, Abstract No. 1209 (11 acres). The original preliminary plat approved by the Planning and Zoning Commission on October 15, 2015, and a revised preliminary plat approved on April 21, 2016.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the June 16, 2016, meeting and voted 6-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2016-02.