



## STAFF REPORT

### PLANNING & ZONING COMMISSION

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Wednesday, March 24, 2021 (**VIRTUAL**)

7:00 P.M.

#### **PLAT REVIEW (Case 2021-12\_FP and Case 2021-13\_FP)**

Applicant: EMH&T represented by Matt Kirk  
Location: East of Steitz Road, south of Hunters Bend  
Existing Zoning: PR – Planned Residence District  
Request: Review and recommendation of approval to City Council of 2 Final Plat phases for Carpenter's Mill for a total of 36 single family lots.

Aerial Site Image:



#### **Project Background**

The property was annexed in 2017 and the zoning was approved for these sections for single family lots and open space as shown on the plat. The street layout, rights-of-way and open space dedication is all shown and compliant with the approved development plan. The open spaces will be dedicated to the Homeowner's Association as approved by City Council.

#### **Approved Development Plan**

The proposed subdivision plat lot and block layout and open spaces are consistent with the approved development plan for Carpenter's Mill. With this third phase, the stormwater controls and entrance feature design improvements will be implemented further. Staff will review all of the landscaping requirements at the time of acceptance of the subdivision improvements and prior to the occupancy of the first home. In addition, payments for development fees and recreation fees will also need to be collected prior to plat submission for Council review.

## Plat Details

### Section 3, Phase A

This plat includes 20 lots, numbered 4053 through 4072. The plat encompasses 12.3 acres, with 2.731 acres in rights-of-way and 3.059 acres in open space. All but two lots are intended for single-family homes. Lot 4063 (0.344-acre) is Reserve L per the approved Development Plan and Lot 4072 (2.715 acres) is Reserve K per the approved Development Plan. Both of which are to be owned and maintained by the lot owners of Carpenter's Mill for the purpose of open space and stormwater management facilities. This plat section includes portions of Jerry Drive, Harold Drive and Scotts Way rights-of-way. All lots meet the approved lot sizes, dimensions and setbacks, which are 25 feet for the front yard, 25 feet for the rear yard and 8 feet per side yard. The side yard may be reduced to 5 feet for a side loaded garage. Decks and patios are permitted to be located 15 feet from the rear property line.

### Section 3, Phase B

This plat includes 17 lots, numbered 4073 through 4089. The plat encompasses 6.1 acres with 0.842-acre in right-of-way for Jerry Drive. This phase does not include, nor require open space. The lots adhere to setback requirements, with front yards varying between 25 feet and 40 feet as shown on the plat. Side and rear yard setback requirements are consistent with Phase A, however, Staff has concerns regarding the buildable area for Lots 4085 through 4089 due to a drainage easement extending  $\pm 40$  feet from the rear property line which significantly diminishes any outdoor amenity area for patios, decks, fences, etc. Staff requests the applicant provide building and outdoor amenity fit examples for these lots prior to Council review of this plat.

## Staff Comments

The subdivision plat is the document which establishes the dedication of public streets and rights-of-way, as well as private lots for sale and development of single-family homes and/or open spaces. Prior to plat acceptance by the City and the County no lots can be sold or built upon.

## Ordinance Review

Section 1107.08 [1107.08PL](#) of the Powell Codified Ordinances requires a plat to be submitted and approved, and then recorded, prior to the sale of any lots and the dedication of streets for public use. In addition Section 1109.10 [1109.10PL](#) includes all stipulations to be included within a plat submission, which are met with this proposal.

## Staff Recommendation

Staff recommends the Planning and Zoning Commission recommend acceptance of this final plat for Carpenter's Mill, Section 3, Phase A to City Council with the following conditions:

1. That the applicant pay all required development and recreation fees prior to Council review.

Staff recommends the Planning and Zoning Commission recommend acceptance of this final plat for Carpenter's Mill, Section 3, Phase B to City Council with the following conditions:

1. That the applicant pay all required development and recreation fees prior to Council review; and
2. That the applicant provide sample fit plans for homes and outdoor amenities for Lots 4085 through 4089 prior to Council review.