



STAFF REPORT

PLANNING & ZONING COMMISSION

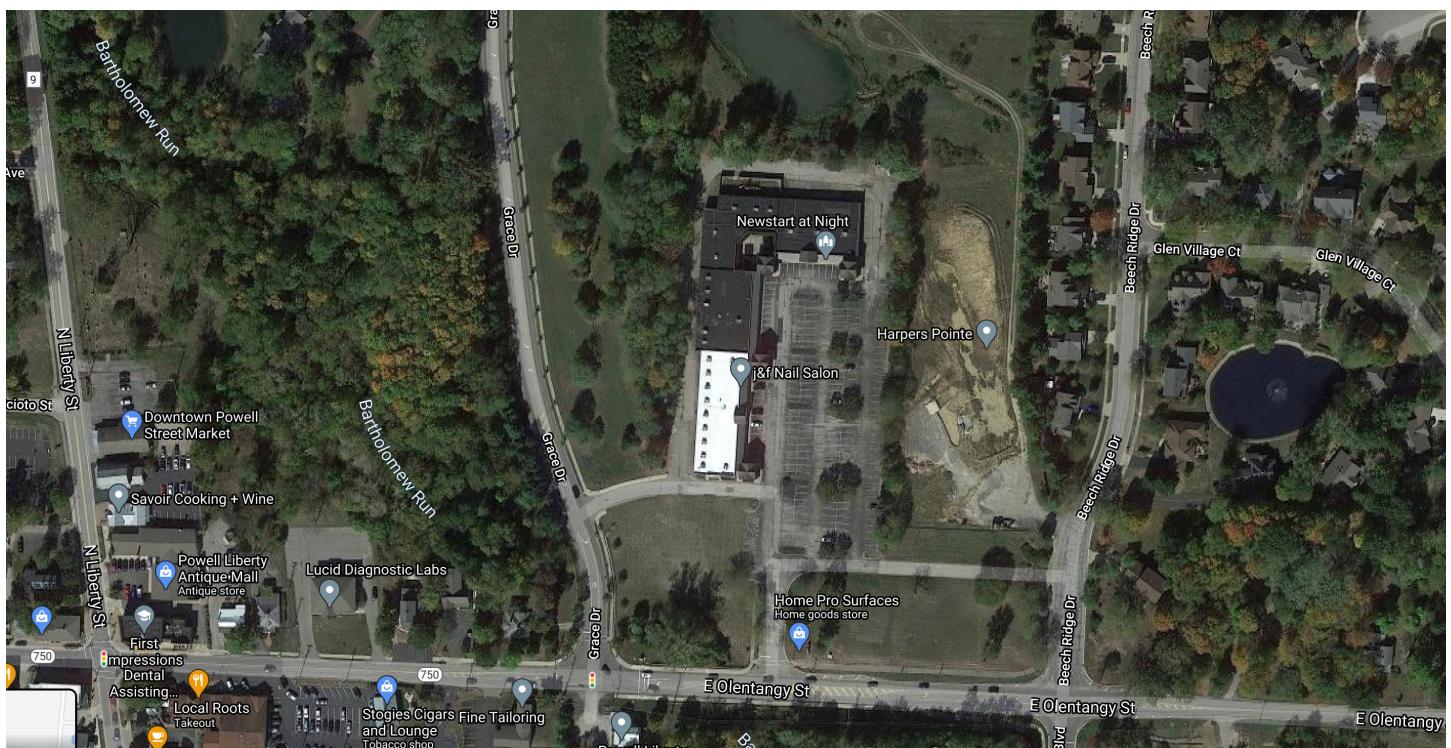
Zoom Webinar

Register in advance for this webinar:
Wednesday, April 14, 2021 (VIRTUAL)
7:00 P.M.

REVISED PLAT REVIEW (Case 2021-16FP and Case 2021-17FP)

Applicant: John Crawford of CT Consultants, Inc., on behalf of Len Pivar of Arlington Homes
Location: Barrington Place
Existing Zoning: DR – Downtown Residence District
Request: Review and recommendation of approval to City Council of 2 revised Final Plat phases for Harper's Pointe.

Aerial Site Image:



Project Background

The final development plan for Harper's Pointe was approved by City Council with an effective date of July 6, 2017, which included 47 patio single-family homes on 8.75 acres.

Proposal

The applicant and the project engineer noticed an error in the approved plat where setback requirements were measured from the back of curb, rather than from the right-of-way, which is from where front yard setbacks ought to be measured. This plat revision addresses this error by note only, stating that the front yard setback requirement is 8.5 feet from the right-of-way rather than 10 feet from back of curb. There are no changes proposed to the actual setback.

Staff Comments

The subdivision plat is the document which establishes the dedication of public and private 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 revised final plat for Harper's Pointe, Phase 1 to City Council with no conditions.

Staff recommends the Planning and Zoning Commission recommend acceptance of this revised final plat for Harper's Pointe, Phase 2 to City Council with no conditions.