



Exhibit A
STAFF REPORT

PLANNING & ZONING COMMISSION
Village Green Municipal Building, Council Chambers
47 Hall Street
Wednesday, June 9, 2021
7:00 P.M.

PLAT REVIEW (Case 2021-26_FP)

Applicant: 3 Pillar Carriage Farms, LLC
Location: 2630 Carriage Rd.
Existing Zoning: PR – Planned Residence District
Request: Review and recommendation of approval to City Council of a Final Plat for the Carriage Farms development.

Aerial Site Image: <https://goo.gl/maps/v7TokSNWQutt1yd88>

Project Background

This project has been approved through the development plan process as stipulated in the Code. The Planning and Zoning Commission last reviewed the Carriage Farms project as a Final Development Plan, and recommended approval to City Council on July 15, 2020. City Council adopted the final development plan on September 15, 2020. The plat is the mechanism utilized to file with the recorder's office and records lots, rights-of-ways, and dedicated space for open space and easements.

Approved Development Plan Synopsis

The approved Final Development Plan consists of 23 single-family residential homes on ±7.7 acres, with a gross density of 2.9 dwelling units per acre. Two lots (4113 & 4114) consisting of ±2.4 acres are designated as open space. The roads on-site are to be public and a stub road is provided to the north for a possible future connection.

Ordinance Review

Section [1107.08](#) 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](#) includes all stipulations to be included within a plat submission, which are met with this proposal.

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.

Staff Recommendation

Staff recommends the Planning and Zoning Commission recommend approval of the final plat for Carriage Farms to City Council with the following conditions:

1. That the City Engineer have final approval over additional or amended notes, easements, rights-of-way, lot numbers, addresses, street names, and any other technical adjustments the City Engineer determines is protective to the City and its residents; included but not limited to notes and technical adjustments on the plat document; and
2. That the right-of-way be reserved on this plat for the future of any roundabout that would be designed by the County Engineer, subject to approval by the City Engineer.