



PLANNING AND ZONING COMMISSION COMMUNICATION
February 19, 2013

SUBJECT: Consider Approval of Preliminary Plat
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 13-01-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat changing 2.257 acres of the J.E. Field Survey, A-540 tracts 1A6, 1A6A, 1A6A1, and 1A7A, 505 W Glade Road to Starlight Court Addition.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Don Dykstra, President, Bloomfield Homes.

Location / Zoning: 2.257 acres located on W Glade Road, east of the intersection of Baze Road. The property is currently zoned Planned Development (PD).

Project Description: The applicant intends to subdivide the 2.257 acres into twelve single family detached dwelling unit lots..

This property was rezoned from R-1L to PD in December 2012. The minimum lot size of 6,000 sq. ft. with an average lot size of 7,168 sq.ft over the twelve proposed lots is consistent with the approved zoning district.

Sidewalks, landscaping and a masonry wall will be maintained along W. Glade Road.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the Planned Development Zoning. Staff recommends approval.

SUPPORTING DOCUMENTS:

- Application
- Exhibit
- Map 1, Map 2 and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner