

Spencer Ranch Phase 1A Final Plat - April 4, 2022 - Planning & Zoning Commission

CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1A FINAL PLAT, 7.33 ACRES, 1 NON-**RESIDENTIAL** LOT, AND 4.71 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605, 63687, & 14916) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE

Passed Unanimously (7-0) on the Consent Agenda:

“The plat meets all the requirements of the subdivision ordinance. The only remaining condition is that the infrastructure be built and accepted by the City.”

Spencer Ranch Phase 1B Final Plat - April 4, 2022 - Planning & Zoning Commission

CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 1B FINAL PLAT, 21.27 ACRES, 59 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.61 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF’S REVIEW MEMO

Passed Unanimously (7-0) on the Consent Agenda:

“The plat meets all the requirements of the subdivision ordinance with the conditions identified in the staff review memo.”

“To: Cody Morris and Josh Valenta, Matkin-Hoover Engineering

From: Rebecca Pacini, AICP, Planner III

Date: April 1, 2022

Re: Review Comments – The Birch at Spencer Ranch Phase 1B Final Plat

All comments have been addressed with the following conditions to be addressed prior to recording:

- *Phase 1A must be recorded and Spencer Ranch Boulevard must be constructed prior to Phase 1B final plat recordation per Subdivision Ordinance 3.02.002 E.3; and*
- *The Letter of Map Revision must be approved by FEMA prior to recordation of the plat to remove the single-family residential lots from the FEMA 100-year floodplain (UDC 8.1.D.3.i.(a)).”*

Spencer Ranch Phase 2 Final Plat - April 3, 2023 - Planning & Zoning Commission

CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 2 FINAL PLAT, 23.09 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 3.57 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO

Passed Unanimously (6-0) on the Consent Agenda:

“The plat meets all the requirements of the subdivision ordinance with the conditions identified in the staff review memo to be addressed prior to plat recordation.”

“To: Joshua Valenta, Matkin-Hoover Engineering

From: Martha E Bernal, Planner II

Date: March 30, 2023

Re: Review Comments – The Birch at Spencer Ranch Phase 2 Final Plat

The above referenced application is found to be Technically Incompliant for the following reasons listed below:

Planning Comments:

- a. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 A, Identify the scale, location map, and the location of the subdivision in reference to an original corner of the original survey of which said land is a part.
 - i. Update the city limits line on the location map.**
- b. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 I, The name and location of adjacent streets, alleys, easements, watercourses, and other required information, all lines outside of the subdivision boundaries to be dashed.
 - i. Verify and update recording information for 30' Emergency Access Easement, if applicable.*
 - ii. Provide a heavy line weight along the plat boundaries to clearly reflect the area being platted.**
- c. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 L, Locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use.
 - i. Delete any dashed lines indicating easements, if not needed or label and provide recording information if previously recorded. See redline.**
- d. Per Subdivision Ordinance, Article 5, Section 11, 5.11.006, Private Street Lots: Private streets must conform to the City's standards for public street rights-of-way. An easement covering the street lot shall be granted to the City and its employees providing unrestricted access to and use of the private streets and*

private street lot in pursuit of their official duties, private Street ROW's or lot shall be dedicated as utility easements so that the utilities can be installed in their usual locations and configurations.

i. Label private ROWs as utility easements.

e. Per Subdivision Ordinance, Article 5, Section 11, 5.11.014:

An Association agreement consistent with State and other appropriate laws must be submitted to and approved by the City Manager and made a part of the final plat documents. The restrictive covenants --Covenants, Conditions and Restrictions ("CCRs")

i. Submit an approved CCR

f. Per Subdivision Ordinance, Article 3, Section 02, 3.02.002 E.3, all Residential development shall have at least one connection to an existing external Arterial or Collector Street in the surrounding transportation network, or to a newly proposed Arterial or Collector street connected to the external network.

i. Reflect the recording information of Birch at Spencer Ranch Phase 1B on the face of the plat and ensure recordation of Birch at Spencer Ranch, Phase 1A and that Spencer Ranch Boulevard is constructed prior to Phase 2 final plat recordation.

Development Services & Utilities Comments:

a. See redline plat comments – revise and resubmit

Fire Department Comments:

a. No comments

Kendall County Comments:

a. No comment”

Spencer Ranch Phase 3 Preliminary Plat – January 10, 2022 - Planning & Zoning Commission

CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 3 PRELIMINARY PLAT, 22.62 ACRES, 70 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 3.35 ACRES OF RIGHT-OF-WAY (KAD NO. 307605).

Passed Unanimously (5-0) on the Regular Agenda:

“The plat as currently submitted meets all the requirements of the subdivision ordinance with the following conditions:

- 1. Prior to final plat approval of Phase 3, Phase 1B must be replatted to show the required connection between Hazel Peak and Sycamore Pond such that Phase 3 will be in accordance with Subdivision Ordinance 3.02.002 E, 3.04.002, and 2.05.002 N; and*
- 2. The Letter of Map Revision must be approved by FEMA prior to recordation of the plat to remove the single-family residential lots from the FEMA 100-year floodplain (UDC 8.1.D.3.i.(a)).”*