



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

Agenda Date	<i>December 6, 2021</i>
Requested Action	CONSIDER CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT FOR ESPERANZA PHASE 3A, 23.119 ACRES, 49 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, 0.657 ACRES OF PUBLIC RIGHT-OF-WAY, AND 4.016 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 14990, 45852, AND 15028) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>This is the preliminary plat for Esperanza Phase 3A. The Preliminary Plat consists of 49 residential lots, 5 open space lots, 0.657 acres of public right-of-way, and 4.016 acres of private right-of-way, on 23.119 acres.</p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential. The Pod General Development Plan (GDP) was approved on June 7, 2021. The preliminary plat is in conformance with the Master Plan but is not in conformance with the Pod GDP.</p> <p>This plat was previously granted a 30-day time extension on October 4, November 1, and November 22. A resubmittal was reviewed to address previous staff comments.</p> <p>The plat will meet all the requirements of the subdivision ordinance with the following conditions:</p> <ol style="list-style-type: none"> 1. Per Subdivision Ordinance, Article 2, Section 2, 2.02.001 G, provide an Open Space System Plan meeting the requirements of Article 3, Section 3.03, and showing the location, Open Space Types, and proposed area of all public or common open space, including a table of requirements based on the proposed development and typical service areas for each Type. 2. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 L, insert the appropriate setback note as stated in Exhibit A. 3. Tree survey continues to not match plat. Tree inventory table shows trees at 24" DBH (75" TC). Trees measured at 24" DBH are 75.3" TC and are Heritage Trees. Field measurements for tree surveys are almost exclusively recorded in DBH and

	<p>converted to TC. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 T and U, identify the location of Heritage Legacy Trees and update the plat note accordingly. COB will field verify tree measurements.</p> <ol style="list-style-type: none"> 4. Update the typical lot layout to be compliant with the 6th Amendment to the Development Agreement and District Consent Agreement, Section 2.2(a) 5. Demonstrate compliance with the approved GDP, Pod GDP, and Subdivision Ordinance 3.03.002.A. regarding the amount of open space 6. Demonstrate compliance with Subdivision Ordinance 3.03.002.D. regarding storm water facilities as open spaces 7. Provide a trail easement per Subdivision Ordinance 3.03.004 D.1. Figure 1
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Approved Pod GDP
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.