



AGENDA ITEM SUMMARY

District Impacted

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

Agenda Date	<i>January 10, 2021</i>	
Requested Action	CONSIDER DISAPPROVAL 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 AND 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 final plat for The Birch at Spencer Ranch Phase 1A. The final plat consists of one non-residential lot and 4.71 acres of private right-of-way.</p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Planned Community Plan (MPCP) was approved in 2018, and the preliminary plat was approved October 7, 2019.</p> <p>The plat as currently submitted does not meet all the requirements of the subdivision ordinance and in particular the following sections of code:</p> <ol style="list-style-type: none"> 1. Subdivision Ordinance, 2.05.002, A, H, I, K, L, and V; and 2. Finished flood elevation must be 2 feet above existing floodplain per Flood Damage Prevention Ordinance. See 9-66, General Standards 	
Item Justification	<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 Recommendation	<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:
Financial Considerations		
Citizen Input/Board Review		

Legal Review	
Alternative Options	
Supporting Documents	Attached maps, plat, comments memo, and redlines.