



AGENDA ITEM SUMMARY

District Impacted

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

Agenda Date	<i>January 10, 2022</i>	
Requested Action	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).	
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department	
Background Information	<p>This is the preliminary plat for The Birch at Spencer Ranch Phase 3. The preliminary plat consists of 70 residential lots, 5 open space lots, and 3.35 acres of right-of-way, on 22.62 acres.</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. This is the final phase of this development.</p> <p>The plat as currently submitted meets all the requirements of the subdivision ordinance with the following conditions:</p> <ol style="list-style-type: none"> 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)). 	
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 and plat.