



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☒ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

AGENDA DATE	September 11, 2017
ITEM NUMBER	13.
DESCRIPTION	Consider a request for a variance to the Subdivision Ordinance, Article 4, Section 4.01.001, to allow for plat submittal prior to approval of the Master Plan for 17 Herff Road, KAD 15747, 15748, 15749 (Brown & Ortiz).
STAFF'S RECOMMENDED ACTION (be specific)	Approve a request for a variance to the Subdivision Ordinance, Article 4, Section 4.01.001, to allow for plat submittal prior to approval of the Master Plan for 17 Herff Road, KAD 15747, 15748, 15749 (Brown & Ortiz) with the condition that the developer may not proceed with any other units until a master plan is approved for the entire development.
CONTACT PERSON	Laura Talley
SUMMARY	<p>The developer has requested a variance to the Subdivision Ordinance that requires a master plan for the entire site be approved prior to submittal of plats for review. They are currently undergoing consideration for rezoning for the back portion of the parcel, so they cannot submit a masterplan that would include the back section until the ultimate zoning has been determined. The only area that could be platted based on the current MU-1 zoning would be along Oak Park and Herff Road as it is not being considered for rezoning. It is staff's opinion that they could proceed with platting for the section that is not being rezoned and has street access, but would recommend a condition of approval that they may not proceed with any other units until a master plan is approved for the entire development. This would give them the opportunity to begin the plat review process and it is likely that P&Z would see a master plan before the first unit plat is finalized.</p> <p><i>SECTION 01. MASTER PLANNED COMMUNITIES 4.01.001 Specific Intent. It is the Specific Intent of this section to provide a limited plan for review by staff and the Planning and Zoning Commission to locate, proposed development units, lot sizes, density, street layouts, and proposed open and recreational spaces. The Master Planned Community (MPC) plan shall be presented to and approved by vote of the Planning and Zoning Commission prior to the submission of any of the subdivision units contained in the plan.</i></p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.