



AGENDA ITEM SUMMARY

District Impacted

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

AGENDA DATE	<i>October 21, 2019</i>
DESCRIPTION	Consider the approval of the Preliminary Plat for Shoreline Park, Phase 2 (34 residential lots, 3 open space lots) (KAD No. 302218). Take necessary action.
STAFF'S RECOMMENDED ACTION (be specific)	Consider the Preliminary Plat for Shoreline Park, Phase 2 (34 residential lots, 3 open space lots) (KAD No. 302218).
CONTACT PERSON	Laura Talley, Planning and Community Development Director
SUMMARY	<p>This item was tabled at the last Planning and Zoning Commission meeting. The Commission stated having some questions regarding the plat. State law requires action be taken regarding the plat within 30 days. The formal filing (complete submittal) was received on September 25th, therefore action must be taken by the 25th of October. In order for the Commission to deny the plat, it must be determined that there is some discrepancy or deficiency in the plat or submittal. If no action is taken, the plat is approved on the 25th by operation of Law as stated in TLGC 212.009(d).</p> <p>This is the preliminary plat for Shoreline Park, Phase 2, a 8.06 acre subdivision consisting of 34 (thirty-four) residential lots and 3 (three) open space lots. The property is part of the Shoreline Park master planned community which was recently annexed and is currently located inside the City limits. The development as a whole is vested under the approved Master Plan and therefore will still need to adhere to what has been approved in the 2017 Master Development Plan. As part of what was agreed to with the Master Development Plan, their engineer has submitted a drainage study for the entire development. The drainage study has been reviewed by the City's consultant and has been approved to move forward with individual plats.</p> <p>The next step in review will be the detailed design and construction plans (infrastructure documents), which are not required until after the approval of the preliminary plat. The Commission, at any time may request any documents for review and consideration. Following approval of those plans by staff (or consultant) a subdivider may submit a final plat for review.</p>

	<p>Each unit will be required to provide a detailed drainage study which again will be reviewed and compared to the original study for the entire development.</p> <p>This preliminary plat meets all the requirements of the ordinances and approved master plan for Shoreline Park, therefore Staff recommends approval.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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