

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p> <input type="checkbox"/> 1 = Wolosin  <input checked="" type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </p> </div>		
<b>Agenda Date</b>	September 13, 2021		
<b>Requested Action</b>	<p>CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 3B, 13.096 ACRES, 44 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.34 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF CINNAMON CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.</p>		
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department		
<b>Background Information</b>	<p>This is the preliminary plat for Ranches at Creekside Unit 3B. The Preliminary Plat consists of 44 residential lots, 4 open space lots, and 2.34 acres of private right-of-way, on 13.096 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Community Plan was originally approved in 2013 and revised in 2019. The preliminary plat is in conformance with both the Comprehensive Plan and the Master Community Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>		
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <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 </td> <td style="width: 50%; vertical-align: top;"> <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: _____ </td> </tr> </table>	<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: _____
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<b>Financial Considerations</b>			
<b>Citizen Input/Board Review</b>	Approved Master Development Plan		

<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps and plat.