



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 11, 2013

Reference: Preliminary Plat for Belmont Landing for the development of 55 single-family residences and three (3) common area lots on 15.18 acres of property located on the south side of East Belt Line Road, approximately 450 feet west of South MacArthur Boulevard.

2030: **Sense of Community, Special Place to Live**

Introduction:

This Preliminary Plat reflects the approved PD-261-RBN zoning which will allow 55 front entry homes, with the average lot size of 6,820 square feet. This development addresses many of the regulations in the newly adopted RBN zoning district. Approximately 3.8 acres (24% of the gross land area) is designated as common open space.

Analysis:

On May 16, 2013, the Planning & Zoning Commission unanimously recommended approval of Preliminary Plat subject to:

1. There may be additional comments upon detail engineering review.
2. Park development fees will be assessed at \$1,285 per unit.
3. Review and approval of the HOA documents by the City Attorney prior to filing the Final Plat.

On May 14, 2013, Council approved the Ordinance for PD-261-RBN.

On April 9, 2013, Council approved the rezoning from a Retail District to PD-261-RBN to allow this development.

Legal Review:

This item does not require legal review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends Approval

Attachments:
Staff Report with Preliminary Plat