



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 11, 2013

Reference: Consider granting Planning & Zoning Commission authority for Final Plat approval for Belmont Landing.

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

Introduction:

The Preliminary Plat reflects all conditions as established in the PD zoning, and if the Final Plat reflects all conditions in the Preliminary Plat, then Final Plat approval would be ministerial.

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, City Council approved the Ordinance for PD-261-RBN.

On April 9, 2013, City 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:

None