



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: June 9, 2015

Reference: Consider approval of the Westhaven PH IIB, Final Plat, to permit the development of 67 residential lots and two (2) common area lots on 12.58 acres of property located south of S.H. 121, approximately 550 feet west of Magnolia Park.

2030: **Sense of Community, Special Place to Live, Community Wellness and Enrichment**

Introduction:

This is the third and final phase of development for this 297-lot subdivision. The first Final Plat established 143 (48%) of the total lots and 32 acres of open space, the second phase contained an additional 87 lots and 15 common lot areas. This final phase encompasses 67 lots and the remaining common space lots and is located in the southeastern portion of this Planned Development. The lots in this phase are all RBN-5 (5,700 +/- sq. ft. lots), which are all front entry (no alleys). There is one significant open space lot (Lot 4X, Block D) which contains approximately one half an acre and will be bounded by Johns Avenue, Wingate Road and Eden Street. This Final Plat reflects the lotting patterns and requirements of the approved Preliminary Plat and will be developed in accordance with the PD Zoning established for this property

Analysis:

On May 21, 2015, the Planning Commission unanimously recommended approval of this Final Plat subject to the condition that there may be additional comments at the time of detailed engineering review.

Legal Review:

This item did not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

1. Staff Report
2. Final Plat