



## Legislation Details (With Text)

<b>File #:</b>	2016-2882	<b>Version:</b>	1	<b>Name:</b>	Blackberry Farm, PP
<b>Type:</b>	Agenda Item	<b>Status:</b>	Passed		
<b>File created:</b>	7/11/2016	<b>In control:</b>	Planning & Zoning Commission		
<b>On agenda:</b>	7/21/2016	<b>Final action:</b>	7/21/2016		
<b>Title:</b>	Consider approval of the Blackberry Farm, Preliminary Plat, a preliminary plat to subdivide 54.8 acres of property to permit the development of 82 single-family lots and nine (9) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates. STAFF REP.: Marcie Diamond				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report.pdf, 2. Color Exhibit for PD-259.pdf, 3. Blackberry Preliminary Plat.pdf

Date	Ver.	Action By	Action	Result
7/21/2016	1	Planning & Zoning Commission	Approved	Pass

Consider approval of the **Blackberry Farm, Preliminary Plat**, a preliminary plat to subdivide 54.8 acres of property to permit the development of 82 single-family lots and nine (9) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Denton Creek Land Company Ltd. and Blackberry Farm Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

**STAFF REP.: Marcie Diamond**

**Staff Recommendation:**

The Planning Department recommends approval of this PRELIMINARY PLAT with the following conditions:

1. There will be additional Engineering comments during detailed plan review.
2. Erosion/Slope stability has never been resolved. Provide a plan of action and we will have it reviewed by an outside consultant.
3. Walls built on top of the slope need to be designed to provide adequate support for the long term.
4. Add the notation "Building and Fence Setback Line" to Lot 25, Block D.
5. Correct the spelling of veneer in condition 8e.

The Planning Department recommends APPROVAL.

**Goal Icon:**

**Sense of Community**

**Special Place to Live**