



## Legislation Details (With Text)

<b>File #:</b>	2016-2883	<b>Version:</b>	1	<b>Name:</b>	Blackberry Farm PH I, FP
<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 PH I, Final Plat, a Final Plat of PH 1 to subdivide 36.5 acres of property to permit the development of 55 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Creststone Group, Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates. STAFF REP.: Marcie Diamond				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Report.pdf, 2. Color Exhibits of PD and Common Areas.pdf, 3. Blackberry Final Plat Phase I .pdf

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

Consider approval of the **Blackberry Farm PH I, Final Plat**, a Final Plat of PH 1 to subdivide 36.5 acres of property to permit the development of 55 single-family lots and seven (7) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended), at the request of Creststone Group, Ltd., being represented by L. Lynn Kadleck, Kadleck & Associates.

**STAFF REP.: Marcie Diamond**

### Staff Recommendation:

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

1. There will be additional Engineering comments during detailed plan review.
2. Erosion/Slope stability has never been resolved. Please 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. Submission of HOA documents for City Attorney review prior to filing the plat for record.
5. Payment of Tree Mitigation fees of \$125,000
6. Payment of Park Fees of \$1,285 per residential lot.

The Planning Department recommends APPROVAL.

### Goal Icon:

### Sense of Community

## **Special Place to Live**