



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:
April 4, 2019

Submitted by:
A.C. Dixon

Item Title:

Discuss and consider approval of a preliminary plat for a residential subdivision identified as Grayhawk Addition, Phase Four.

Consent Item []
Public Hearing Item []
Action Item []

Documentation Attached:
Preliminary Plat

Item Summary:

Purpose:

ION Design Group requests approval of a preliminary plat for Grayhawk Addition, Phase 4. The purpose of the request is to establish property lines for the development of 116 new residential lots.

Image 1: Location Map



Current Standards:

This property is located within the Grayhawk Planned Development. The ordinance that governs this property (Ordinance No. 1212) was adopted by City Council on March 20, 2007. The subdivision is being developed in phases and does have a home-owners association. Phase 1 had a final plat recorded in March, 2008, and consists of 74.404 acres and 190 lots. Phase 2 had a final plat recorded in March, 2016, and consists of 46.736 acres and 163 lots. Phase 3 had a final plat recorded in November 2018 and consists of 48.797 acres and 155 lots.

The most notable requirement from Ordinance No. 1212 involves the lot sizes and home sizes. The Ordinance allows for two types of lots to be developed. Smaller lots are permitted at a lot size minimum of 7,000 square feet and a home size of 1,600 square feet. Larger lots are permitted at a lot size minimum of 12,000 square feet and a home size of 2,200 square feet.

B. Lot Development Standards per Section 43 of the Comprehensive Zoning Ordinance 1085 as amended unless other wise indicated below:

Standards	SF-6+	Larger
Lot Area Minimum	7,000 sq ft	12,000 sq ft
Dwelling Units per Lot Maximum	1	1
Dwelling Unit Minimum size	1600 sq ft	2,200 sq ft
Lot Width Minimum	60 ft	80 ft
Lot Depth Minimum	110 ft	140 ft
Front Setback	25 ft	30 ft
Rear Setback	10 ft	10 ft
Side Setback	6 ft	6 ft
Lot Coverage Maximum	45%	40%
Height Maximum Feet/Stories	36 /2.5	36 /2.5

Preliminary Plat:

The preliminary plat consists of 118 lots and 87.568 acres of land. The concept plan that is referenced in the ordinance that governs this property clarifies that all Phase 4 lots should be considered large lots. The lot table shows that 41 of the 118 lots are not 12,000 sq. ft. or greater. The ordinance that governs the property does state that modifications to the lot mix may be allowed based on review and approval by the Planning and Zoning Commission and City Council. The applicant is requesting approval of the modifications provided by this plat.

Block	Lot	SF	ACRES	Block	Lot	SF	ACRES	Block	Lot	SF	ACRES
5	6	13600	0,3168	13	17	11494	0,2639	15	1	13215	0,3034
5	7	13050	0,2996	13	18	10721	0,2461	15	2	13798	0,3168
5	8	14557	0,3344	13	19	11589	0,2660	15	3	14128	0,3243
5	9	12861	0,2952	13	20	11589	0,2660	15	4	13194	0,3029
5	10	11610	0,2665	13	21	11589	0,2660	15	5	11200	0,2571
9	11	11064	0,2540	13	22	11589	0,2660	15	6	11200	0,2571
9	34	16405	0,3766	13	23	11589	0,2660	15	7	11200	0,2571
9	35	14675	0,3415	13	24	11589	0,2660	15	8	11200	0,2571
9	36	15068	0,3459	13	25	11589	0,2660	15	9	11200	0,2571
9	37	15068	0,3459	13	26	11106	0,2568	15	10	11200	0,2571
9	38	14154	0,3249	13	27	16486	0,3785	15	11	11200	0,2571
9	39	14463	0,3320	13	28	14697	0,3374	15	12	11672	0,2725
9	40	10810	0,2482	13	29	11787	0,2706	15	13	12149	0,2789
9	41	17572	0,4034	13	30	11967	0,2747	15	14	12325	0,2829
9	42	18137	0,3475	13	31	12286	0,2821	15	15	12190	0,2798
9	43	14900	0,3421	13	32	12286	0,2821	15	16	11718	0,2690
9	44	15400	0,3535	13	33	12286	0,2821	15	17	11770	0,2702
9	45	15400	0,3535	13	34	12286	0,2821	15	18	11770	0,2702
9	46	15400	0,3535	13	35	12286	0,2821	15	19	11770	0,2702
9	47	16531	0,3795	13	36	12286	0,2821	15	20	11770	0,2702
9	48	14953	0,3225	13	37	11884	0,2728	15	21	11770	0,2702
9	49	17175	0,3943	13	38	12568	0,2885	15	22	11770	0,2702
9	50	14845	0,3408	13	39	12619	0,2897	15	23	11770	0,2702
9	51	14000	0,3214	13	40	12797	0,2938	15	24	11770	0,2702
9	52	14000	0,3214	13	41	12797	0,2938	15	25	14097	0,3236
9	53	14000	0,3214	13	42	12634	0,2900	15	26	18762	0,4307
9	54	14334	0,3291	13	43	12900	0,2755	15	27	2100	0,0482
9	55	1500247	34,4409	13	44	11966	0,2747	15	28	487044	11,1810
12	12	11206	0,2572	13	45	12034	0,2763	17	17	11494	0,2639
12	13	12868	0,2954	13	46	12000	0,2755	20	1	12323	0,2829
12	14	14246	0,3271	13	47	12000	0,2755	20	2	10950	0,2514
12	15	15074	0,3461	13	48	12000	0,2755	20	3	10950	0,2514
12	16	15366	0,3528	13	49	12000	0,2755	20	4	10950	0,2514
12	17	15129	0,3473	13	50	12256	0,2814	20	5	10950	0,2514
12	18	14358	0,3295	13	51	12809	0,2941	20	6	13690	0,3168
12	19	13038	0,2993	13	52	2250	0,0517	20	7	11431	0,2624
12	20	15462	0,3550								

Block	Lot	SF	ACRES
20	8	11935	0,2740
20	9	11935	0,2740
20	10	13262	0,3045
20	11	14262	0,3274
20	12	12278	0,2819
20	13	12185	0,2797
20	14	11501	0,2640
20	15	11100	0,2548
20	16	11100	0,2548
20	17	12000	0,2755
20	18	12000	0,2755
20	19	12000	0,2755
20	20	14364	0,3298

Future Requirements:

If the final plat is approved, future development of the property will require approval of:

1. Final Plat
2. Civil Plans (staff approved)
3. Building Plans (staff approved)