



City Council Agenda Item Summary Report

| | | | |
|--|-----------------|----------------|-------------------|
| Meeting Date: April 16, 2019 | | | |
| Submitted by: P. Morgan | | | |
| Consent X | Discussion Only | Public Hearing | Action/Discussion |
| Item Title: Consider approval of a preliminary plat for the Grayhawk Addition, Phase Four, single-family residential subdivision. | | | |
| Attachments: Preliminary Plat | | | |

Item Summary:

ION Design Group, representing the property owner, requests approval of a preliminary plat for Grayhawk Addition, Phase 4. The purpose of the request is to establish the necessary property lines and easements for the development of 116 new single-family 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.

Ordinance No.1212 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 layout of the preliminary plat is consistent with the approved concept plan.

| Block | Lot | SF | ACRES | Block | Lot | SF | ACRES | Block | Lot | SF | ACRES |
|-------|-----|---------|---------|-------|-----|-------|--------|-------|-----|--------|---------|
| 5 | 6 | 13800 | 0,3168 | 13 | 17 | 11404 | 0,2639 | 15 | 1 | 13215 | 0,3034 |
| 5 | 7 | 13050 | 0,2996 | 13 | 18 | 10721 | 0,2461 | 15 | 2 | 13798 | 0,3168 |
| 5 | 8 | 14567 | 0,3344 | 13 | 19 | 11589 | 0,2660 | 15 | 3 | 14126 | 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 |
| 5 | 11 | 11954 | 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 | 14875 | 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 | 11186 | 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 | 11872 | 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 | 15137 | 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 | 0,3226 | 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 | 14900 | 0,3214 | 13 | 40 | 12797 | 0,2938 | 15 | 24 | 11770 | 0,2702 |
| 9 | 52 | 14900 | 0,3214 | 13 | 41 | 12797 | 0,2938 | 15 | 25 | 14097 | 0,3236 |
| 9 | 53 | 14900 | 0,3214 | 13 | 42 | 12634 | 0,2900 | 15 | 26 | 18762 | 0,4307 |
| 9 | 54 | 14334 | 0,3291 | 13 | 43 | 12000 | 0,2755 | 15 | 27 | 2100 | 0,0482 |
| 9 | 55 | 1500247 | 34,4400 | 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 | 0,3296 | 13 | 51 | 12809 | 0,2941 | 20 | 6 | 13800 | 0,3168 |
| 12 | 19 | 13038 | 0,2993 | 13 | 52 | 2250 | 0,0517 | 20 | 7 | 11431 | 0,2624 |
| 12 | 20 | 15462 | 0,3550 | | | | | | | | |

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)

Recommendation:

The Planning and Zoning Commission considered the request on April 4, 2019. The Commission voted unanimously to recommend approval.