



Legislation Details (With Text)

File #: SUB-12-18-5576 **Version:** 1 **Name:**
Type: Planning Item **Status:** Passed
File created: 1/8/2019 **In control:** Planning Commission
On agenda: 1/17/2019 **Final action:** 1/17/2019
Title: Amending Lot 106, Pepperwood View Subdivision
2009 E. Pepperwood Dr.
[Community #28 - Pepper Dell]

Sponsors:

Indexes:

Code sections:

Attachments: 1. master_vicinity_map_2018, 2. Staff report signed, 3. Pepperwood View plat, 4. Pepperwood View amended plat

Date	Ver.	Action By	Action	Result
1/17/2019	1	Planning Commission	approved	Pass

Agenda Item Title:

Amending Lot 106, Pepperwood View Subdivision
2009 E. Pepperwood Dr.
[Community #28 - Pepper Dell]

Presenter:

Mitch Vance

Description/Background:

The applicant, Skylar Tolbert with Ivory Development, is requesting preliminary subdivision review from the Planning Commission for an amendment to a previously approved subdivision. The amendment is necessary to correct an error on the plat dealing with improper dedication of the right of way along Pepperwood Drive. The applicant has agreed to submit this amended plat application in order to help staff correct the error.

The original subdivision plat that was recorded in April 2018 created 12 single-family pad lots in the subdivision, nearly all of which have permits for construction of houses. During the permitting and preparation for construction of a house on lot 106, it was discovered that the plat did not properly dedicate the right-of-way on the southwest corner of the property. This error made actual construction of a home on Lot 106 difficult because the home would be too close to the public right-of-way. After discussion with the staff, the applicant agreed to help resolve the problem by submitting a request for an amended plat that corrects the dedication of the right-of-way and moves Lot 106 slightly to the north of its original location.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that preliminary review is complete for

the Pepperwood View Amended Subdivision located at approximately 2009 E. Pepperwood Dr., subject to the following conditions:

Conditions

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.