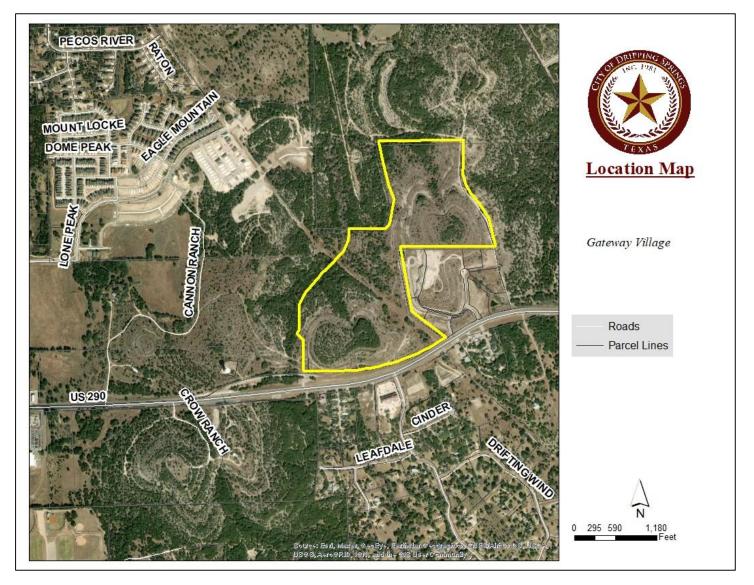


Planning and Zoning Commission Planning Department Staff Report

Planning and Zoning Commission Meeting:	September 25, 2023
Project No:	SUB2023-0031
Project Planner:	Tory Carpenter, AICP – Planning Director
Item Details	
Project Name:	Gateway Village Preliminary Plat
Property Location:	North of US 290 & Drifting Wind Run
Legal Description:	97.44 acres, out of the Philip A. Smith and C.H. Malott Surveys
Applicant:	Christopher Reid, Doucet & Associates
Property Owner:	Susan Houston, Cannon Family Ranch Partnership, LLC
Staff recommendation:	Denial of the preliminary plat.



Planning Department Staff Report

Overview

This preliminary plat consists of 307 residential lots and one 7.3-acre commercia lot. Since the concept plan in the PDD calls for a 7.2-acre commercial property, the applicant must apply for a minor concept plan modification which can be approved administratively.

Access and Transportation

Primary access to the subdivision will be from the future extension of Wild Ridge Boulevard. There will also be an additional road connection to the north to the Wild Ridge development. The developer is responsible for construction of all internal streets must pay for a share of the construction of Wild Ridge Boulevard.

Site Information

Location: North of US 290 & Drifting Wind Run

Zoning Designation: Gateway Village PDD

Property History

The Planned Development District was approved on April 18, 2023.

Recommendation

Denial of the preliminary plat to address outstanding comments.

Attachments

Exhibit 1 – Subdivision Application

Exhibit 2 – Preliminary Plat

Exhibit 3 - Comments

Recommended Action	Denial of the preliminary plat.
Alternatives/Options	N/A
Budget/Financial impact	N/A
Public comments	No comments have been received at the time of the report.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A