

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> December 5, 2023	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Administration	<b>Prepared By:</b> DMc

**Subject**

Consideration and possible action on the Preliminary Plat for Montgomery Bend Section Three.

**Recommendation**

Staff recommends approval of the Preliminary Plat.

**Discussion**

Issue:

The Preliminary Plats for the final two phases of the Montgomery Bend have been submitted by the developer and reviewed by the city engineer. All comments have been addressed and the plats are ready for approval by the Planning & Zoning Commission.

Rules:

As pointed out in the city engineer's memo, review criteria for the plats is based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot size and side yard setbacks as described in the Development Agreement approved on September 13, 2022 by City Council. As a reminder, 45-foot-wide lot widths were approved along with 5-foot side yard setbacks for the development which has a total of 309 homes.

Analysis & Conclusion:

The engineer's memo is attached with the plat. Staff and the city engineer recommend approval of the Preliminary Plat.

**Approved By**

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 11/30/2023