

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: October 03, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the Final Plat for Montgomery Bend Section One.

Recommendation

Staff recommends approval of the Final Plat contingent on receipt of a performance bond for 100% of the remaining construction contract amount for public infrastructure improvements within Section One.

Discussion

Issue:

Redbird Meadows, the proposed single family residential neighborhood on Old Plantersville Road, has submitted preliminary plats for Sections 1-3 of their development. These sections are the property along Old Plantersville Road. See attached overall map for reference

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 building setbacks as prescribed by the Development Agreement. The points of note from the Development Agreement are allowing 45-foot wide lots and 5-ft side yard setbacks conditioned on no appurtenances being located in the side yard.

Section 78-61(j) Approval. The city Planning and Zoning Commission shall approve or conditionally approve, defer or disapprove, within 60 days, any final plat submittal. The City Council shall approve or disapprove any final plat submitted within 30 days after the date the plat is approved by the planning and zoning commission. Final approval will expire one year after the city council action granting approval of any final plat unless the final plat has been filed for record, except that, if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing extension, this period may, at the discretion of the City Council, be extended for another year, but not beyond that period.

Analysis & Conclusion:

It is normal practice for the Final Plat to be approved and the performance bond covers the costs needed to complete the public infrastructure. Staff and the city engineers recommend approval of the Final Plat contingent of receipt of the performance bond.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 09/28/2023