

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 proposed Preliminary Plats for Redbird Meadows Sections One through Three.

Recommendation

Staff recommends approval of the proposed preliminary plats for Sections 1-3 as submitted.

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, building setbacks, and road widths as described in the attached Amendment No. 1 to the Development Agreement.

Analysis & Conclusion:

Points of note in the Development Agreement that relate to platting include:

- 682 lots (previously 560)
- Mix of 60-foot, 70-foot, and 80-foot-wide lots per Phasing Plan
- Certain low-traffic streets approved at 24-ft widths
- Donating right-of-way along Old Plantersville Road for future road widening
- Side yard setbacks of 5-feet were approved with the condition that at least 20% of the shared side yards equal a total of 15-feet.

Approved By

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