



PLANNING

To: Planning and Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Legacy Gardens Phase 3

Meeting: November 18, 2025

Item No. 3c

Agenda Item:

Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 3, on 79.1± acres, located on the south side of Frontier Parkway and 1,520± feet east of Legacy Drive. (DEVAPP-24-0167)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-115 (Single-Family).

Conformance:

The Final Plat conforms to the development standards of Planned Development-115.

*** Bolded items in this section represent what is reflected on the final plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- Density:
 - Number of Lots – **130** (Max. of 300 Units)
- Size of Yards:
 - Type 8F Lots
 - Minimum Front Yard – **15', 20', or 25'** (Min. of 15')
 - Minimum Side Yard – **8'** (Min. of 8')

- Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20' or 25'** (Min. of 20')
- Type 9F Lots and Type 10F Lots
 - Minimum Front Yard – **20', 25', or 30'** (Min. of 20')
 - Minimum Side Yard – **8'** (Min. of 8')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20' or 25'** (Min. of 20')
- Size of Lots:
 - Type 8F Lots
 - Minimum Lot Size – **8,250 SF** (Min. of 8,000 SF)
 - Minimum Lot Width – **60'** (Min. of 60')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type 9F Lots
 - Minimum Lot Size – **9,575 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **130'** (Min. of 130')
 - Type 10F Lots
 - Minimum Lot Size – **11,180 SF** (Min. of 10,000 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **130'** (Min. of 130')

Description of Agenda Item:

The purpose of the Final Plat is to construct 130 single-family homes and 18 open space lots. Of these 130 single-family residential lots, 23 will be developed as Type 8F Lots (8,000 SF), 34 will be developed as Type 9F Lots (9,000 SF), and 73 will be developed as Type 10F Lots (10,000 SF).

A Preliminary Plat for Phase 3 and Phase 4 of Legacy Gardens (DEVAPP-24-0060) was approved by the Planning and Zoning Commission on September 3, 2024. The plat consisted of 271 single-family residential lots. Of the 271 lots, 23 were to be developed as Type 8F Lots (8,000 SF), 101 were to be developed as Type 9F Lots (9,000 SF), and 147 were to be developed as Type 10F Lots (10,000 SF).

This phase is consistent with the total number of each lot type shown on the approved Preliminary Plat (DEVAPP-24-0060).

Access:

Access is provided by Legacy Drive, Shawnee Trail, and Frontier Parkway.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

The existing Planned Development (PD-115) contains a Walkability Plan detailing the different areas within the subdivision to be utilized as detention, open space, or pocket parks. In this exhibit, Block A, Lot 1X is shown as a detention and open space area and Block C, Lot 1X is shown as a pocket park.

The Final Plat (DEVAPP-24-0167) shows Block A, Lot 1X as open space and Block C, Lot 1X as a detention area with a plaza in the southeast corner of the lot. The exhibit detailing this plaza area is being attached with the plat as a condition of approval.

Attached Documents:

1. Location Map
2. Final Plat
3. Pocket Park Exhibit
4. Walkability Plan (PD-115)
5. Approved Preliminary Plat (DEVAPP-24-0060)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to Block C, Lot 1X being developed as shown in the attached exhibit.