



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – February 21, 2023

Agenda Item:

Consider and act upon a Preliminary Plat for Rutherford Creek, on 286 Residential Lots and 23 HOA/open space lots, on 169.8± acres, located north of University Drive and west of Custer Road. The property is zoned Planned Development-114 (PD-114). (D22-0036).

Description of Agenda Item:

The Preliminary Plat shows 286 single family residential lots and 23 HOA/open space lots. Access is provided from Rutherford Creek Drive & County Rd 933. The Preliminary Plat conforms to Planned Development-114 (PD-114) development standards.

Attached Documents:

1. Location Map
2. Preliminary Plat

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to:

1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including hike and bike trail easements on open space lots.
2. Staff approval of all preliminary water, sewer, and drainage plans.