



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 Anvita Addition

Meeting: September 1, 2026

Item No. 3d

Agenda Item:

Consider and act upon a request for a Final Plat of Anvita Addition, on 16.4± acres, located on the southeast corner of Coit Road and First Street. (DEVAPP-25-0148)

Future Land Use Plan:

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

Zoning:

The property is zoned Single Family-15 with a Specific Use Permit for Private Streets (S-44).

Conformance:

The Final Plat conforms to the development standards of the Single Family-15 District.

*** Bolded items in this section represent what is reflected on the Final Plat while the items in parenthesis show the requirements outlined in the Single Family-15 District. ***

- **Size of Lots:**

- Minimum Lot Size – **15,000 SF** (Min. of 15,000 SF)
- Minimum Lot Width – **100'** (Min. of 100')
- Minimum Lot Depth – **135'** (Min. of 135')

- **Size of Yards:**

- Minimum Front Yard – **35'** (Min. of 35')
- Minimum Side Yard – **10'** (Min. of 10')
- Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
- Minimum Rear Yard – **25'** (Min. of 25')

Description of Agenda Item:

The purpose of the Final Plat is to construct 25 single-family homes and eight common area lots.

A Preliminary Plat (DEVAPP-25-0002) was approved by the Planning and Zoning Commission on August 19, 2025. The Preliminary Plat consisted of 25 single-family lots and eight common area lots. This Final Plat is consistent with the total number of single-family lots shown on the approved Preliminary Plat.

Access:

Access is provided from First Street with emergency access from Coit Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (DEVAPP-25-0002)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.