



PLANNING

To: Planning & 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 Creekside
Meeting: March 25, 2026

Item No. 4h

Agenda Item:

Consider and act upon a request for a Final Plat of Creekside, on 89.1± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0084)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-129 (Single Family-10).

Conformance:

The Final Plat conforms to the development standards of Planned Development-129.

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

• **Density:**

- Lot Count – **221 Lots** (Max. of 221 Lots)
 - Type A Lots (10,500 SF) – **49 Lots** (Max. of 50 Lots)
 - Type B Lots (11,000 SF) – **110 Lots** (No Max. or Min.)
 - Type C Lots (12,000 SF) – **62 Lots** (Min. of 55 Lots)

- **Size of Yards:**

- Type A, B, and C Lots

- Minimum Front Yard – **25'** (Min. of 25')
- Minimum Side Yard – **8'** (Min. of 8')
- Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
- Minimum Rear Yard – **25'** (Min. of 25')

- **Size of Lots:**

- Type A Lots

- Minimum Lot Size – **10,500 SF** (Min. of 10,500 SF)
- Minimum Lot Width – **76'** (Min. of 76')
- Minimum Lot Depth – **125'** (Min of 125')

- Type B Lots

- Minimum Lot Size – **11,000 SF** (Min. of 11,000 SF)
- Minimum Lot Width – **76'** (Min. of 76')
- Minimum Lot Depth – **125'** (Min. of 125')

- Type C Lots

- Minimum Lot Size – **12,000 SF** (Min. of 12,000 SF)
- Minimum Lot Width – **76'** (Min. of 76')
- Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Final Plat is to construct 221 single-family homes and ten open space lots. Of these 221 single-family residential lots, 49 will be developed as Type A Lots (10,500 SF), 110 will be developed as Type B Lots (11,000 SF), and 62 will be developed as Type C Lots (12,000 SF).

A Preliminary Plat (DEVAPP-25-0006) was approved by the Planning and Zoning Commission on June 3, 2025. The plat consisted of 221 single-family residential lots. Of the 221 lots, 50 were to be developed as Type A Lots (10,500 SF), 110 were to be developed as Type B Lots (11,000 SF), and 61 were to be developed as Type C Lots (12,000 SF).

The Final Plat is consistent with the total number of each lot type shown on the approved Preliminary Plat with the only change being the loss of one Type A Lot (10,500 SF) and the addition of one Type C Lot (12,000 SF).

Access:

Access is provided from Legacy Drive, Hillary Drive, and Bancroft Drive.

Landscaping, Open Space, and Screening:

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

Town Park:

The lot depicted as Block C, Lot 1X will be dedicated to the Town for a future park.

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-25-0006)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.