



PLANNING

To: Planning and Zoning Commission **Item No. 4g**
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 4
Meeting: March 25, 2026

Agenda Item:

Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the southwest corner of Shawnee Trail and Frontier Parkway. (DEVAPP-25-0055)

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 – **140** (Max. of 300 Units)

- **Size of Yards:**

- Type 9F Lots and Type 10F Lots
 - Minimum Front Yard – **20', 25', or 30'** (Min. of 20')
 - Minimum Side Yard – **8'** (Min. of 8'), **15' Adj. to Street** (Min. of 15')
 - Minimum Rear Yard – **20', 25', or 30'** (Min. of 20')

- **Size of Lots:**

- Type 9F Lots
 - Minimum Lot Size – **9,955 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **120'** (Min. of 120')
- Type 10F Lots
 - Minimum Lot Size – **11,115 SF** (Min. of 10,000 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **120'** (Min. of 120')

Description of Agenda Item:

The purpose of the Final Plat is to construct 140 single-family homes and nine open space lots. Of these 140 single-family residential lots, 67 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).

A Final Plat for Phase 3 of Legacy Gardens (DEVAPP-24-0167) was approved by the Planning and Zoning Commission on November 18, 2025. The plat consisted of 130 single-family residential lots. Of the 130 lots, 23 are to be developed as Type 8F Lots (8,000 SF), 34 are to be developed as Type 9F Lots (9,000 SF), and 73 are 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 as represented below with the only change being the loss of one Type 10F Lot (10,000 SF).

- **Lot Breakdown:**

- Preliminary Plat of Both Phases (271 Lots)
 - Type 8F Lots (8,000 SF) – **23**
 - Type 9F Lots (9,000 SF) – **101**
 - Type 10F Lots (10,000 SF) – **147**
- Final Plats of Both Phases (270 Lots)
 - Type 8F Lots (8,000 SF) – **23**
 - Type 9F Lots (9,000 SF) – **101**
 - Type 10F Lots (10,000 SF) – **146**

Access:

Access is provided from 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 for detention, open space, or pocket parks. In this exhibit, Block H, Lot 1X is shown as a pocket park.

The Final Plat (DEVAPP-25-0055) shows Block H, Lot 1X as a detention area with a plaza in the southwest corner of the lot. The exhibit detailing this plaza area is being attached with the plat as a condition of approval.

Companion Item:

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

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 H, Lot 1X being developed as shown in the attached exhibit.