



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – May 21, 2024

**Item No. 3b**

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**Agenda Item:**

Consider and act upon a request for a Final Plat of Star Trail, Phase 18 on 30.1± acres, located on the north side of First Street and 900± feet west of Legacy Drive. (DEVAPP-23-0223)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-66 (Single Family).

**Conformance:**

The Final Plat conforms to the development standards of Planned Development-66. Per Planned Development-66, a maximum of 709 Type A Lots are permitted, a maximum of 784 Type B Lots are permitted, a minimum of 231 Type C Lots are required, and a minimum of 143 Type D Lots are required. If Phase 18, were to be approved it would bring to the totals to:

Type A Lots (6,875 SF – 55' x 125'): **456** (Max. of 709)

Type B Lots (8,125 SF – 65' x 125'): **558** (Max. of 784)

Type C Lots (10,260 SF – 76' x 135'): **374** (Min. of 231)

Type D Lots (11,610 SF – 86' x 135'): **340** (Min. of 143)

Per Planned Development-66, a maximum of 1,139 single-family lots are permitted east of Legacy Drive and a maximum of 750 single-family lots are permitted west of Legacy Drive. If Phase 18, were to be approved it would bring to the totals to:

East of Legacy Drive: **1,106** (Max. of 1,139)

West of Legacy Drive: **622** (Max. of 750)

Per Planned Development-66, a maximum of 1,889 single-family lots are permitted within the Star Trail development. If Phase 18, were to be approved it would bring to the total to:

Star Trail: **1,728** (Max. of 1,889)

**Description of Agenda Item:**

The purpose of this Final Plat is to create a subdivision consisting of 54 residential lots and five common area lots. The plat complies with the approved Preliminary Plat (D20-0094).

**Attached Documents:**

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (D20-0094)
4. Star Trail Lot Count

**Town Staff Recommendation:**

Town Staff recommends approval of the Final Plat.