



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: Preliminary Plat of Legacy Gardens Phases 3-4
Meeting: September 3, 2024

Item No. 3e

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Legacy Gardens, Phases 3-4, on 136.1± acres, located on the south side of Frontier Parkway and 1,100± feet west of Dallas Parkway. (DEVAPP-24-0060)

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 Preliminary Plat conforms to the development standards of Planned Development-115. Per Planned Development-115, a minimum of 23 Type 8F Lots are required, a minimum of 101 Type 9F Lots are required, and a minimum of 147 Type 10F Lots are required. If Phases 3-4 were to be approved, it would bring the totals to:

Type 8F Lots (8,000 SF – 66' x 125'): **23** (Min. of 23)
Type 9F Lots (9,000 SF – 76' x 130'): **101** (Min. of 101)
Type 10F Lots (10,000 SF – 86' x 130'): **147** (Min. of 147)

Description of Agenda Item:

The purpose of this Preliminary Plat is to create a subdivision consisting of 271 residential lots and 25 common area lots. The subdivision will be built in two phases.

Trails are provided in accordance with the Hike & Bike Trail Master Plan. An east-west trail is extended through the subdivision along a gas easement and Bancroft Drive. In the future, it will be extended to Legacy Drive. A north-south trail is planned through the common area lots that connect Shawnee Trail with Frontier Parkway.

Companion Item:

There is no companion item for this case.

Attached Documents:

1. Location Map
2. Preliminary Plat

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat with the following conditions:

1. Final engineering shall be approved at the time of the final plat; and
2. Street names shall be approved at the time of the final plat.