



Legislation Details (With Text)

File #: 17-0107 **Version:** 1 **Name:** Waverly Place & Tree House Plantation
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Title: Waverly Place & Tree House Plantation - Preliminary
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Attachments: 1. Waverly Place Variance Request.pdf

Date	Ver.	Action By	Action	Result
3/16/2017	1	Planning Commission	approved	Pass

Waverly Place & Tree House Plantation - Preliminary

SUMMARY: The developer is proposing two developments along Cook Road and Beehive Lane. One will consist of zero lot line townhomes (Tree House Plantation, 53 lots) and the other will be larger lots with standard setbacks (Waverly Place, 10 lots). The two developments will consist of 4 roads (Cannon Drive, Jessica Drive, Tiffany Drive, Chelsey Loop, and Ashley Court), approximately 3,930 feet of roads, water, & sewer. One road, Cannon Drive, will be constructed on an existing city right-of-way that is currently undeveloped. The developer is seeking a variance for the requirement of a temporary cul-de-sac along the road that is proposed for the existing right-of-way. Their engineer has met with city staff and discussed the need for a cul-de-sac. Staff agreed that a temporary cul-de-sac is not needed with the proposed design of the road layouts. The developer will be constructing a curve between the two roads with proper right-of-way that will eliminate the need for a cul-de-sac. The unimproved right-of-way does extend beyond the development and connects to a property not owned by the developer. Should the property behind this proposed development ever develop, the road in the unimproved right-of-way, Cannon Drive, could be extended and the curve would become an intersection. The developer will also be constructing the utilities so they can be extended beyond their development to the property behind when or if they are ever needed.

STAFF RECOMMENDATION: After meeting with the design engineers and working out the details of the road layouts, staff recommends approval of the variance for a temporary cul-de-sac and the approval of the preliminary plat.

NECESSARY PLANNING COMMISSION ACTION: Approve or deny the variance and preliminary plat.