



## Legislation Details (With Text)

**File #:** 17-0150      **Version:** 1      **Name:** Cotton Patch Division, Phase II  
**Type:** Planning Item      **Status:** Passed  
**File created:** 4/13/2017      **In control:** Planning Commission  
**On agenda:** 4/20/2017      **Final action:** 4/20/2017  
**Title:** Cotton Patch Division, Phase II - Preliminary  
**Sponsors:** Planning Commission  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Variance Request Letter.pdf, 2. Cotton Patch PH2 -Premin.pdf

Date	Ver.	Action By	Action	Result
4/20/2017	1	Planning Commission	approved as recommended	Pass
4/20/2017	1	Planning Commission	approved as recommended	Pass

### Cotton Patch Division, Phase II - Preliminary

**SUMMARY:** The developer is proposing a two lot subdivision with the addition of a new road, Cotton Patch Lane. The proposed road is approximately 270 feet with an offset cul-de-sac. A portion of the road is already constructed and City staff has advised the developer on any improvements that will be needed to bring it up to existing City standards. The cul-de-sac will have to be constructed. Water and sewer is already in place for both lots. The developer is requesting a variance for the requirement of topography to be shown, based on it being a 2 lot subdivision and a majority of the infrastructure is already in place. City staff visited the site to see if there were any other concerns that would warrant the need for topography to be shown, and none were found.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plat and the requested variance.

**NECESSARY PLANNING COMMISSION ACTION:** Approve plat and variance.