

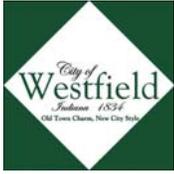
PETITION NUMBER:	0808-SPP-02	
SUBJECT SITE ADDRESS:	14911 Ditch Road	
PETITIONER:	Estridge Development Company, Inc.	
REQUEST:	Primary Plat Review of the addition of fourteen (14) lots to Centennial South.	
CURRENT ZONING:	AG-SF-1 (<i>Brookie PUD District pending</i>)	
CURRENT LAND USE:	Single-family Detached Dwelling, Agricultural	
APPROXIMATE ACREAGE:	7.82	
ASSOCIATED PETITIONS:		
EXHIBITS:	1. Staff Report 2. Petitioner's Exhibits	
STAFF REVIEWER:	Al Salzman	
ZONING HISTORY	0808-DP-11	Development Plan Review (<i>pending</i>)
	0808-PUD-02	Addition to Brookie PUD (<i>pending</i>)
	0505-SFP-11	Secondary Plat
	0501-DP-04	Development Plan Review
	0501-SPP-01	Primary Plat
	0407-PUD-05	Change in zoning – Planned Unit Development

PETITION HISTORY

- The August 18, 2008 Advisory Plan Commission Meeting represents the first public hearing for the proposed Centennial South Amendment Primary Plat.
- This item previously appeared before the APC at the August 4, 2008 Workshop Meeting.

PROCEDURAL

- Notification of the August 18, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on August 8, 2008.
- Notice of the August 18, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- Primary Plat review requires a Public Hearing.
- Approval of a Primary Plat review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the



requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

- o No Finding of Fact accompanies a Primary Plat application. Any denial should be justified verbally for the meeting minutes.

PRIMARY PLAT REQUIREMENTS

Requirements for the approval of a Primary Plat are established by WC 16.04.220 Procedures.

Notation Information

The majority of the requirements pertain to the technical aspects of the submittal; required information includes items such as proposed subdivision name, a graphic scale, a legend and legend notes, a north arrow, and general boundary information about the subject tract. These requirements ensure the submitted Primary Plat is submitted with consistent markings and formatting, and establish consistency across all development documents within the jurisdiction.

The submitted plat has been reviewed, and has provided acceptable notation. Further, the Primary Plat notation is consistent with the notation of the approved, recorded Centennial South secondary plat.

Utility & Infrastructure Information

Primary Plat approval requires general statements as to the location, availability, and capacity of public utilities at the subject site. General information about road access, storm water management, and easement location is also required. As indicated in the accompanying Development Plan Review, utility and road capacity issues are addressed to the general satisfaction of the applicable agencies, and detailed information will be forthcoming at the Secondary Plat phase.

Lot and Right-of-Way Information

In addition to the requirements identified above, the proposed Primary Plat is required to identify any proposed lots, setbacks and lot lines, and proposed common areas, and the location and dimensions of any proposed right-of-way. The submitted Primary Plat depicts all of the features listed. The proposed lots and roads would comply with the terms of the proposed Brookie PUD district.

RECOMMENDATION

Approve the 0808-SPP-02, subject to compliance with any conditions associated with the accompanying Development Plan Review (0808-DP-11)

AFS