

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner  
**Meeting:** September 7, 2021  
**Subject:** Revised Preliminary Plat for Lots 1 – 10, Block 5 in Arbor Hill Addition

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

CD Properties LLC has submitted a revised preliminary plat for Lots 1 – 10, Block 5 in Arbor Hill Addition. The revised preliminary plat proposes adding three lots from the original Block 5 while retaining single-family lot design.

## **Background:**

The Preliminary Plat of Arbor Hill Addition was approved by the Planning Commission in June 2017 and by the City Council in July 2017. A revised Preliminary Plat has now been submitted, which proposes to add three lots.

## **Item Details:**

The revised preliminary plat for Block 5 proposes to add three lots from the original preliminary plat. The increase will allow the development to add more density while retaining the single-family housing form. The additional density is still within the suggested density for the Medium Density Residential land use described in the Future Land Use Plan.

No changes to the street layout or other major changes are included in the revised preliminary plat, however, Section 51-34 requires a revised preliminary plat anytime additional lots are added to an approved preliminary plat.

Revisions to nearby Blocks 3, 6, and 7 in Arbor Hill Addition were recently approved by the Planning Commission and City Council which increase density in this area with two, three, and four unit single-family zero-foot side yard dwellings.

## **Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team and staff recommend approval.

**Supporting Documentation:**

1. Public Hearing Notice
2. Revised Preliminary Plat
3. Approved Preliminary Plat
4. Aerial Map
5. Zoning Map