

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**City Council Meeting:** September 28, 2021

**Subject:** Revised Preliminary Plat for Lots 1 - 10, Block 5 in Arbor Hill Addition

**Person(s) Responsible:** Mike Struck, Community Development Director

## **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 (3) 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 been submitted, which proposes to add three (3) lots.

## **Item Details:**

The revised preliminary plat for Block 5 proposes to add three (3) 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.

There are 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.

## **Legal Consideration:**

None

## **Strategic Plan Consideration:**

Economic Growth - The revised preliminary plat will provide residential growth opportunities.

**Financial Consideration:**

None

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move to a study session
5. Do nothing

The Development Review Team and staff recommend approval. The Planning Commission voted 6-0 recommending approval of the revised preliminary plat.

**Supporting Documentation:**

Public Hearing Notice  
Planning Commission Minutes  
Revised Preliminary Plat  
Approved Preliminary Plat  
Aerial Map  
Zoning Map