



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: June 10, 2013

RE: **Preliminary Plat – The Village on Pine – Land Lot: 382**

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Enclosed please find the Preliminary Plat for The Village on Pine. This is a 3.381 acre area that is being subdivided into 15 single-family lots. The property is zoned R-THA (Fee Simple Townhouse District - Multi-Family) conditional. The proposed property and subdivision was approved by Mayor and Council through rezoning case RZ12-09. The site also includes stormwater detention areas at the southeast corner of the lot and along the western property line. There are also two small common areas.

The Preliminary Plat has been reviewed by all necessary City Departments for compliance with development standards. The proposed lots meet or exceed the minimum requirements of the zoning district.

The Community Development Department Recommends approval of this preliminary plat.