



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: February 11, 2014

RE: **Preliminary Plat – Centennial Walk (2000 Holcomb Bridge Rd) – Land Lot: 712 & 713**

Enclosed please find the Preliminary Plat for Centennial Walk. The development consists of 80 single family detached lots and 29 townhome units. There is also one commercial outparcel. The total site area is 27.9 acres. It is zoned MPMUD (Master Plan Mixed Use District) and was rezoned with conditions under case RZ201301672 and CU201301672. There are also 10.47 acres of open space including 2 pocket parks, one larger park and stormwater detention area. The commercial outparcel is 17,590 square feet and shows 56 parking spaces. 10,000 square feet of right-of-way at the intersection Eves Rd and Holcomb Bridge will be donated to the City for future pedestrian improvements. The exact area will be determined at a later date, but the area has been reserved.

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 with conditions to be listed.