

Oaks Preserve Design Plat

City Commission

December 6, 2018

Legistar # 171022

Project Summary

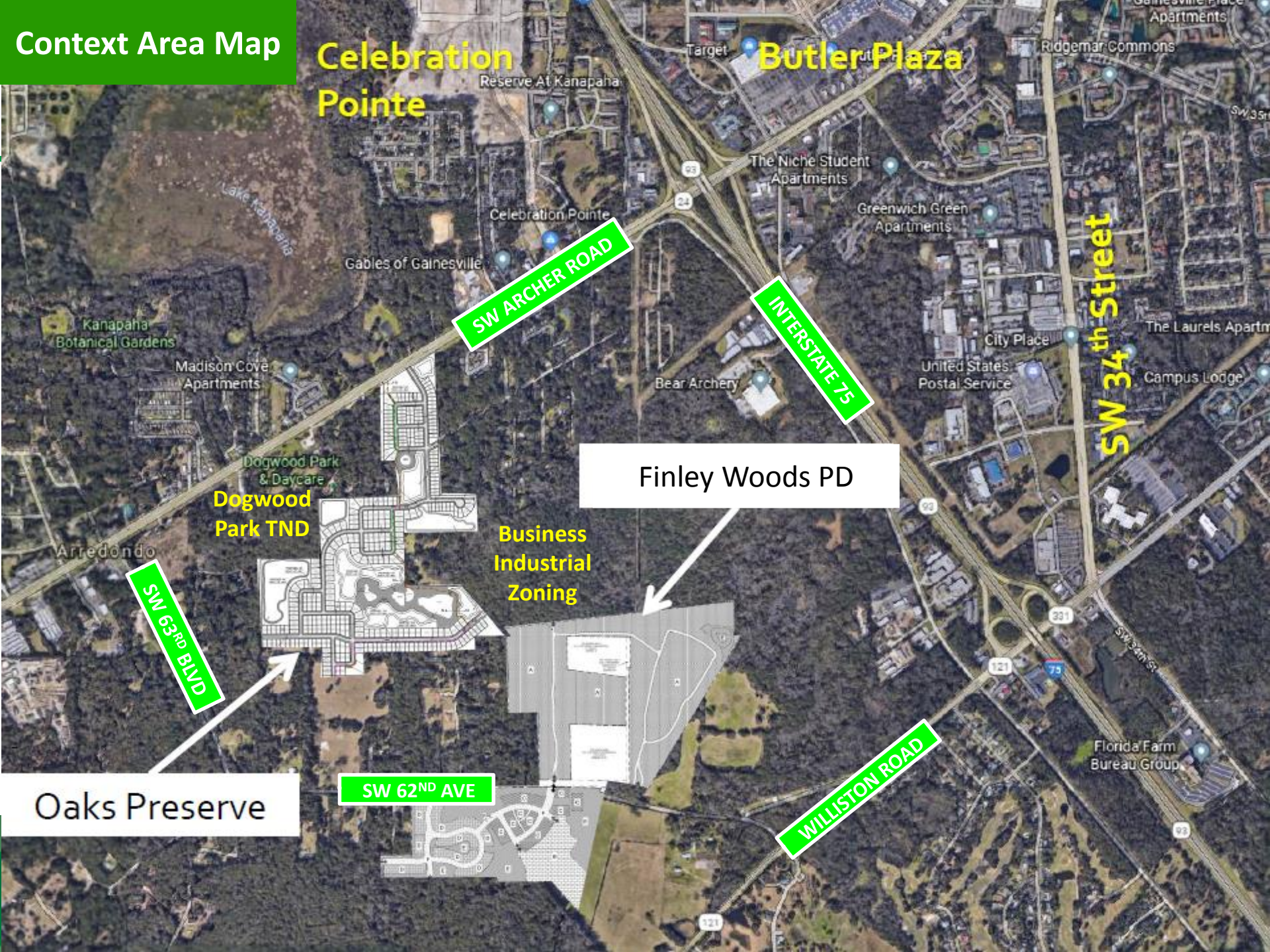
To Date:

- Annexation
- Land Use Change
- Rezoning
- Design Plat

Future:

- Construction Plans
- Final Plats

Context Area Map



**Celebration
Pointe**

Butler Plaza

SW ARCHER ROAD

INTERSTATE 75

SW 34th Street

Finley Woods PD

**Dogwood
Park TND**

**Business
Industrial
Zoning**

SW 63RD BLVD

SW 62ND AVE

WILLISTON ROAD

Oaks Preserve

Oaks Preserve Subdivision Design Plat

City Staff: Recommend Approval with Conditions

DRB: Approve with Staff Conditions as presented at the meeting & 2 additional Conditions

City Commission: Approve with Staff Conditions and 5 Additional/Modified Conditions

City Commission Additional/Modified Conditions

1. The north/south trail shall be reconfigured to run as an independent route and shall not be designed as a shared path within the proposed rights-of-way. The trail shall be designed as a 10-foot wide multi-use trail and shall be routed at the back of lots.
2. The right of way corridor provided between lots 135 and 136 for access to tax parcels 06952-001-000 and 06952-003-000 shall be expanded to a minimum width of 50 feet.
3. Prior to approval by the City Commission, the subdivision shall be designed to show a second or third phase with a third approved external connection to the closest officially paved roadway.
4. Condition 14 shall be modified as listed below: Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. If the final report may requires modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission may shall be required. ~~based on the extent of any proposed redesign.~~
5. A 7-foot wide buffered bike lane shall be constructed on both sides of Road "Q"; the design shall be resubmitted to the City Commission for final approval.

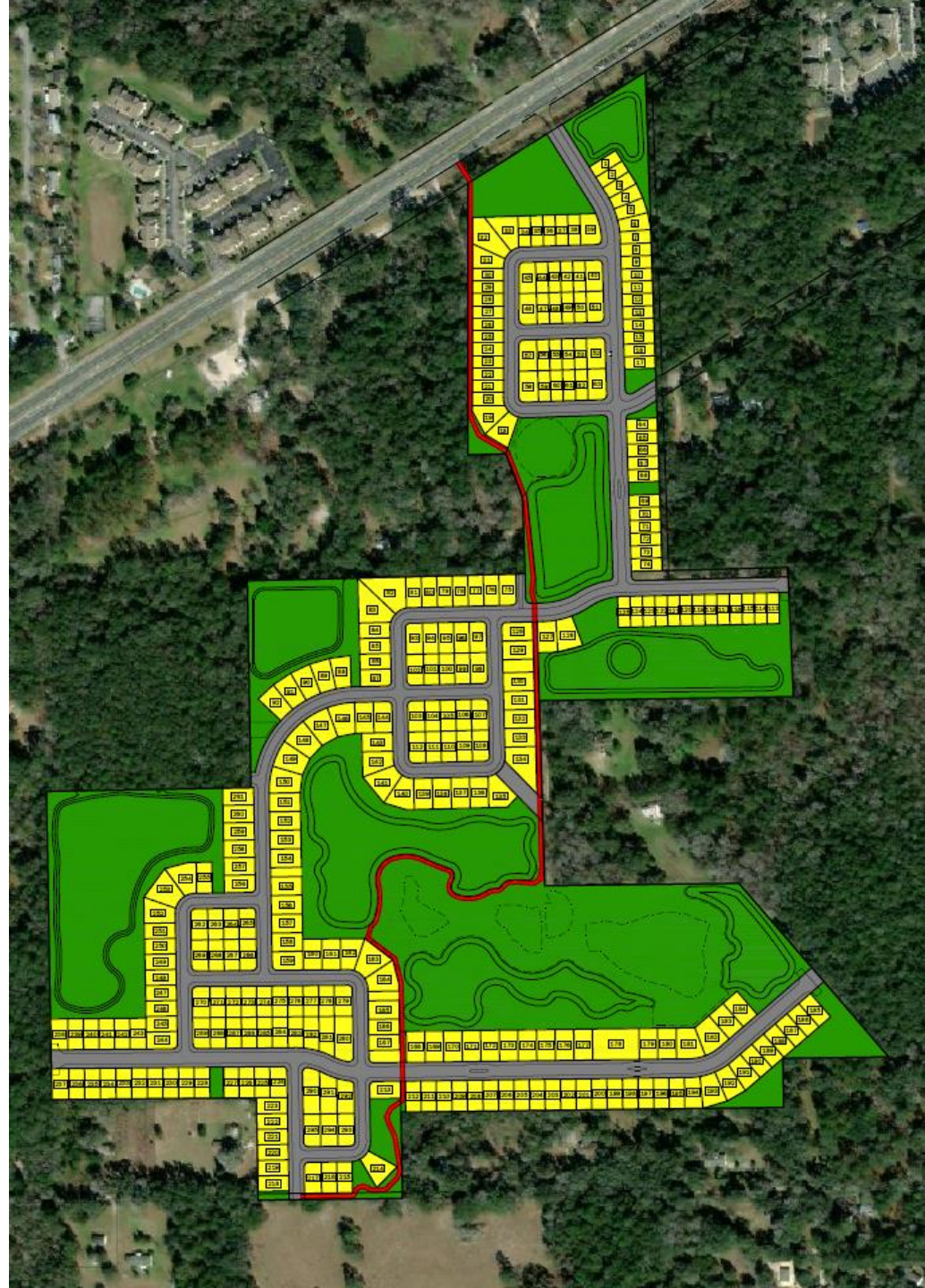
Oaks Preserve Subdivision Design Plat

Tonight's Hearing:

- Present updated Design Plat to reflect changes made to address additional/modified conditions applied by City Commission at 6/21/18 Design Plat approval hearing.

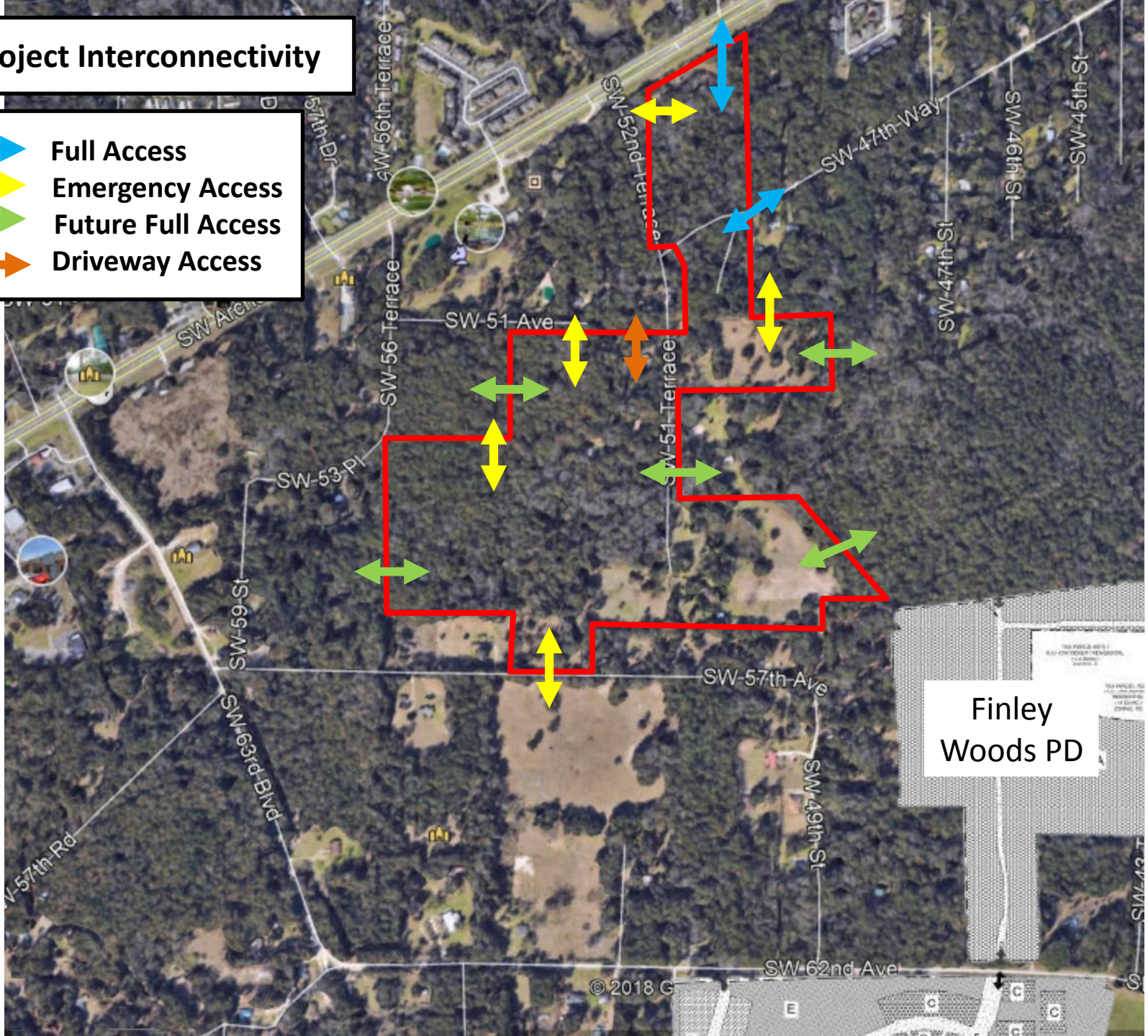
Design Plat Summary

- Environmental cluster subdivision
- 295 lots (3.1 du/acre)
- 95 Acres (+/-)
- Environmental Set-asides & Green Space: 43 Acres (45%)
- Enhanced street design and off-road trails
- Maximized Interconnectivity (13 total connections/stub-outs)



Project Interconnectivity

-  Full Access
-  Emergency Access
-  Future Full Access
-  Driveway Access



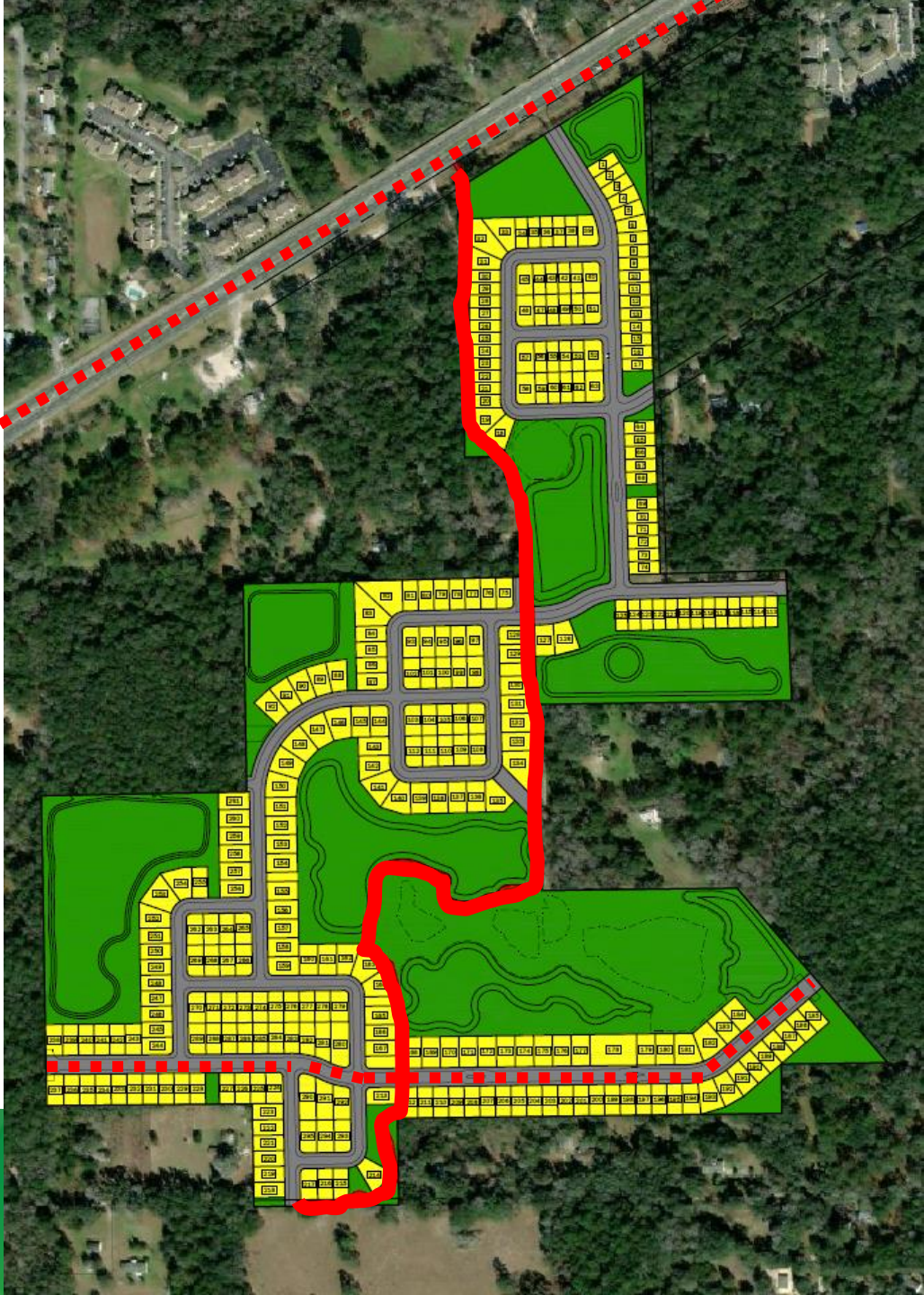
Finley
Woods PD

Condition #1:

The north/south trail shall be reconfigured to run as an independent route and shall not be designed as a shared path within the proposed rights-of-way. The trail shall be designed as a 10-foot wide multi-use trail and shall be routed at the back of lots.

Revisions Made:

- **Trail Relocation**
- **Entirely off Streets**
- **North to South linkage**
- **Connectivity to Archer Rail Trail & Bike Lanes on Road Q**
- **Public Access Easement**
- **HOA Maintenance**



Condition #2:

The right of way corridor provided between lots 135 and 136 for access to tax parcels 06952-001-000 and 06952-003-000 shall be expanded to a minimum width of 50 feet.

Revisions Made:

- **ROW between lots 135 & 136 expanded to 50 feet in width**

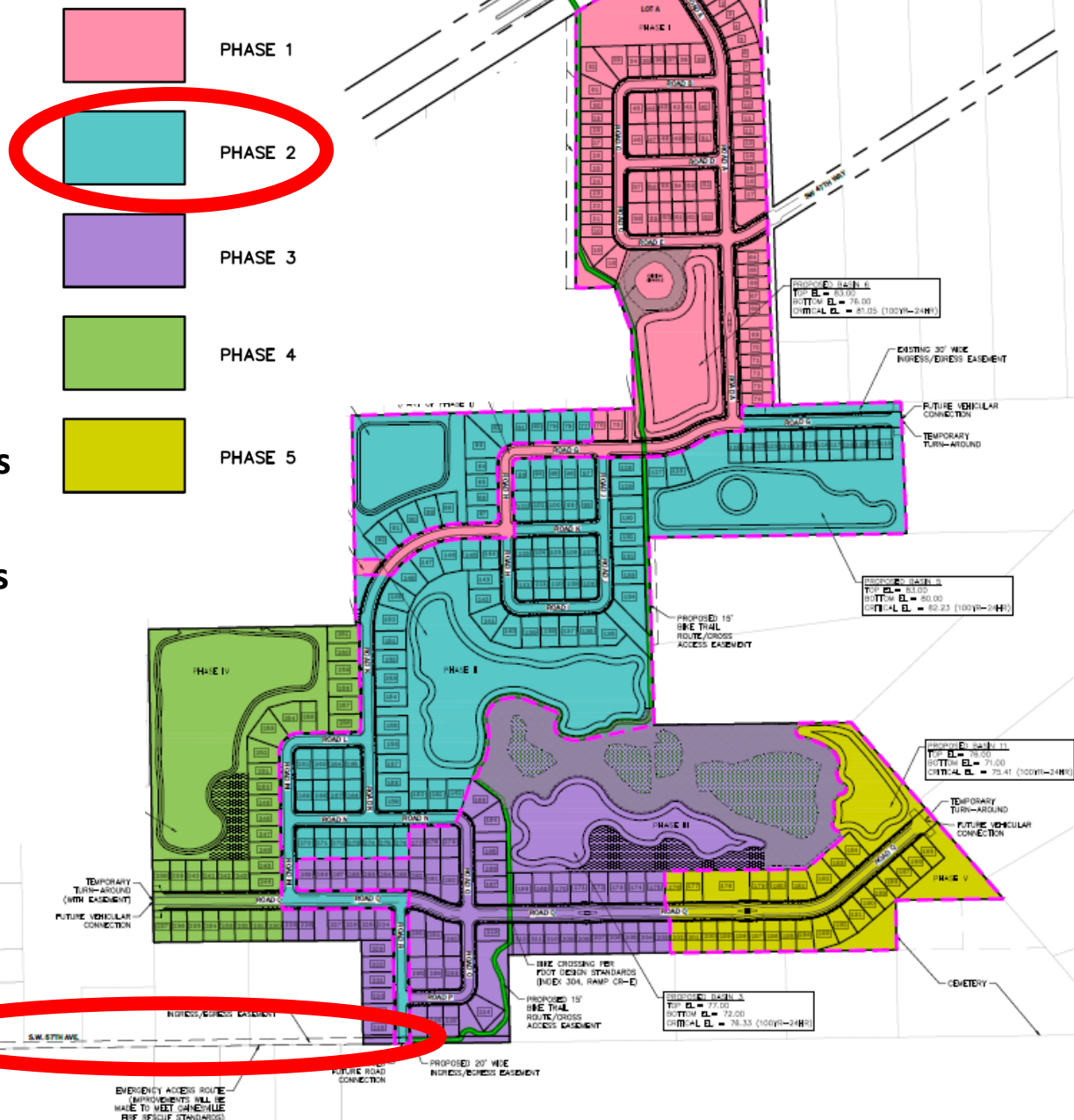


Condition #3:

Prior to approval by the City Commission, the subdivision shall be designed to show a second or third phase with a third approved external connection to the closest officially paved roadway.

Revisions Made:

- Phasing plan modified to require connection to southernmost access point as part of 2nd phase
- Provides access to SW 57th Avenue for emergency access
- Direct access to SW 63rd Blvd (closest paved roadway)
- Access will be provided per GFR approved standards



Condition #4 (Modified Original Condition #14):

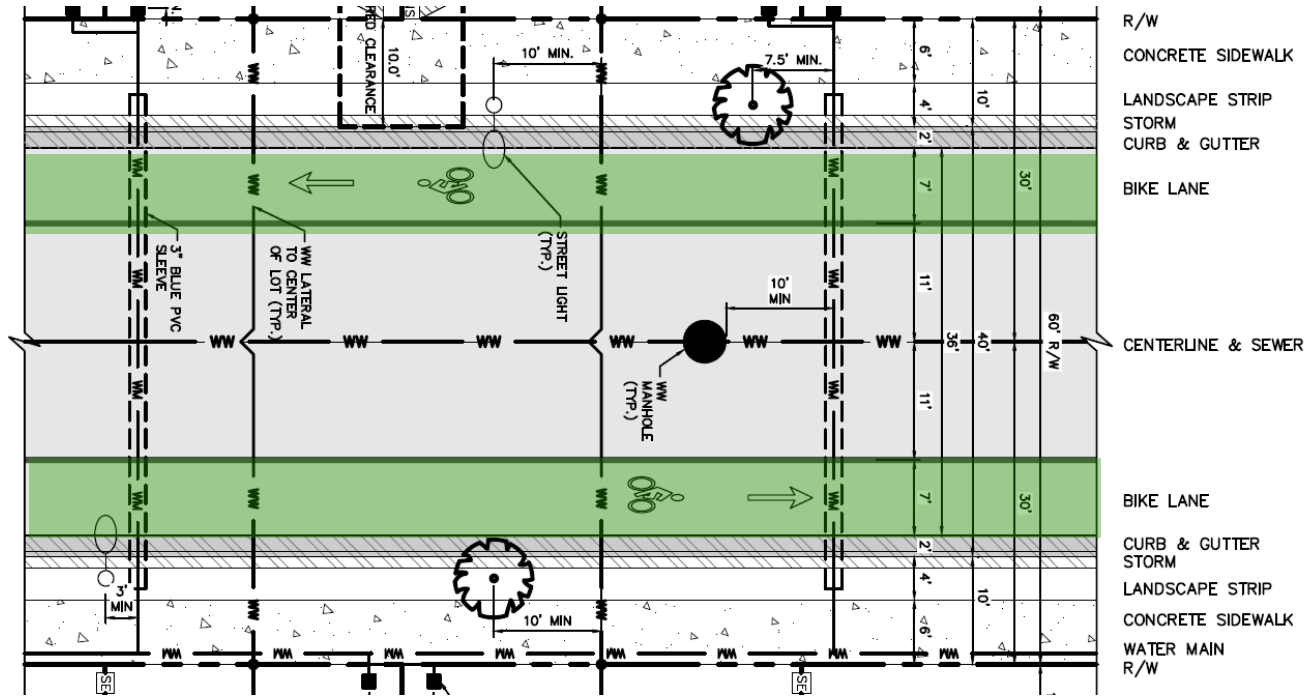
Condition 14 shall be modified as listed below: Prior to Construction Drawing approval, a final report shall be submitted indicating the status of the site relative to the occurrence of significant archeological artifacts. If the final report ~~may~~ requires modifications to the design plat to address archeological findings; additional review by the DRB and the City Commission ~~may~~ shall be required. ~~based on the extent of any proposed redesign.~~

Revisions Made:

- **No revisions to plan necessary**
- **Applicant agrees to condition**
- **Will provide archaeological report for each phase with Construction Plans**

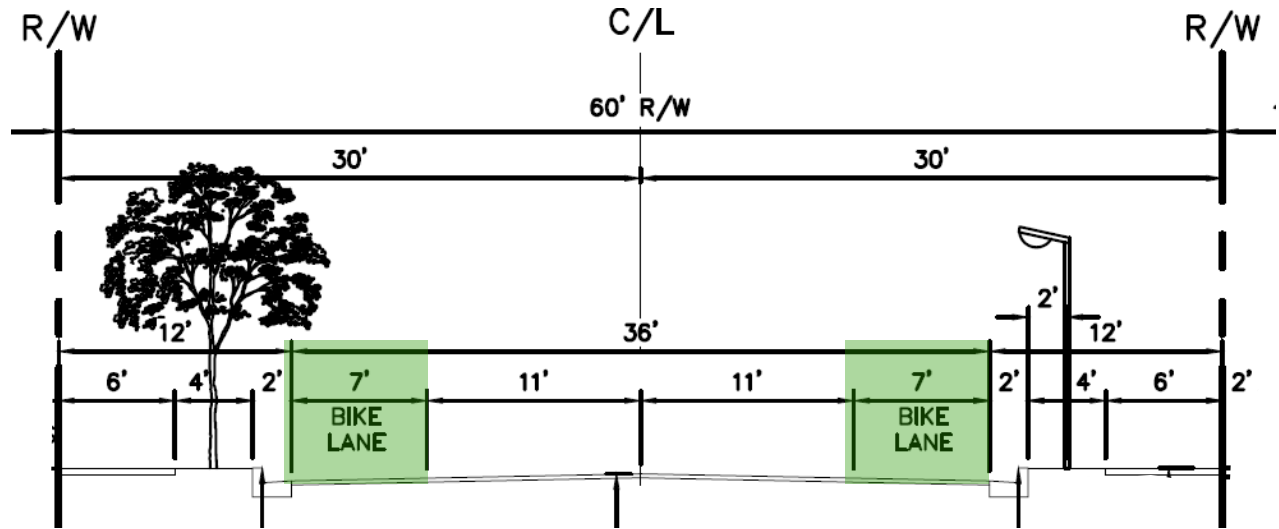
Condition #5:

A 7-foot wide buffered bike lane shall be constructed on both sides of Road "Q"; the design shall be resubmitted to the City Commission for final approval.



Revisions Made:

- Road Q redesigned to comply with condition
- Design reviewed and approved by City Staff



Additional Staff Conditions

- **Provides certainty and clarity on phasing, interconnectivity and design elements (bike trail access/maintenance, stub-outs, etc.)**
- **Applicant agrees with all recommended conditions**

Summary

- Applicant agrees with all conditions per the City Staff and City Commission
- Updated Design Plat design complies with all conditions