



Legislation Details (With Text)

**File #:** 020854      **Version:** 2      **Name:** Krystle Pines Cluster Subdivision Design Plat; Petition 122SUB-02DB (B)

**Type:** Resolution      **Status:** Adopted

**File created:** 4/26/2004      **In control:** City Manager

**On agenda:**      **Final action:** 4/26/2004

**Title:** (Quasi-Judicial), Conditional final plat review for 90 lots at Krystle Pines Cluster Subdivision Phase 1 located in the 8100 block of NW 43rd Street (west side). (Petition 122SUB-02DB) (B)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 020854\_Resolution\_20040426

Date	Ver.	Action By	Action	Result
4/26/2004	2	City Commission	Adopted (Resolution)	Pass
1/26/2004	1	City Commission	Approved (Petition)	Pass
2/10/2003	0	City Commission	Approved as Recommended, with Conditions (Petition)	Pass

(Quasi-Judicial), Conditional final plat review for 90 lots at Krystle Pines Cluster Subdivision Phase 1 located in the 8100 block of NW 43rd Street (west side). (Petition 122SUB-02DB) (B)

The Development Review Board considered a request to approve a design plat of the Krystle Pines Cluster Subdivision at a public hearing held on January 9, 2003. By a vote of 2 to 1, the Development Review Board approved Petition 122SUB-02 DB, with staff conditions. On February 10, 2003, the City Commission approved the design plat and on January 26, 2004, the City Commission granted a six-month extension of time of the design plat approval to July 26, 2004, in accordance with Section 30-183(j)(2) of the Code of Ordinances. The design plat includes 418 dwelling units on 215 acres, at a density of 1.9 dwelling units per acre.

The Krystle Pines Cluster Subdivision Phase 1 Final Plat includes the intersection of NW 82nd Boulevard at NW 43rd Street. The Phase 1 Final Plat is 122.908 acres. The subdivision will contain 90 single-family lots, and 63.44 acres of cluster open space and common area. The common area includes recreation area, stormwater management facilities and buffer areas. The cluster open space is wetland and wetland buffer. A fifty-foot wetland buffer is provided around all wetland areas. No portion of any platted lot includes wetland or wetland buffer. The Phase I final plat contains 87% of the cluster open space shown on the design plat for all phases of the Krystle Pines Cluster Subdivision. In addition to the sidewalk within the subdivision and along NW 43rd Street, the petitioners are providing sidewalk from NW 73rd Avenue to the subject property in Phase 1.

A Certificate of Final Concurrency has been issued for all phases in accordance with a development agreement for concurrency between the subdivider and the City.

None

Planning Staff to City Commission -The City Commission adopt the following resolution: A Resolution approving the conditional final plat of "Krystle Pines Cluster Subdivision Phase 1," located in the vicinity West of NW 43rd Street and North of NW 82nd Boulevard; and providing an immediate effective date.