



Legislation Text

File #: 020704, **Version:** 1

(Quasi-Judicial) Abbington Oaks Cluster Subdivision Phase I. Conditional final plat review for 16 lots located in the 2500 block of Northwest 39th Avenue (north side). Petition 83SUB-02DB (B)

The Development Review Board considered a request to approve a design plat of the Abbington Oaks Cluster Subdivision, at a public hearing held November 14, 2002. By a vote of 4 - 0, the Development Review Board approved Petition 83SUB-02DB, with staff conditions. On December 9, 2002, the City Commission approved the design plat. The design plat included 31 lots on 10.3 acres.

The Abbington Oaks Phase I Cluster Subdivision is located at the intersection of Northwest 26th Terrace and Northwest 39th Avenue. The Phase I conditional final plat is 7.604 acres. The subdivision will contain 16 single-family lots and 1.572 acres of cluster open space and conservation easement. The cluster open space is wetland and wetland buffer. A 50-foot wetland buffer is provided around all wetland areas. No portion of any platted lot includes wetland or wetland buffer. Wetland mitigation is proposed for .064 acres of wetland that is currently within the unpaved road. The Phase I conditional final plat contains all of the cluster open space and all of the stormwater management areas shown on the design plat for both phases of Abbington Oaks Cluster Subdivision.

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

The City Commission adopt the following resolution: A Resolution approving the conditional final plat of "Abbington Oaks Phase I, A Cluster Subdivision", located in the vicinity of Northwest 39th Avenue and Northwest 26th Terrace; and providing an immediate effective date.