



Legislation Text

File #: 000399, **Version:** 0

Petition 006SUB-00 DB, Rory P. Causseaux, P.E., agent for Emmer Development Corporation. Final plat approval of Villas On The Lake Subdivision, Twelve (12) lots on 4.36 acres more or less, having a density of 2.75 dwelling units per acre. Located in the vicinity of the Northwest 49th Avenue and Northwest 24th Boulevard, west side of street. Zoned: PD-5du/ac (B)

The City Plan Board considered a request to approve a design plat of Villas On The Lake Subdivision, at a public hearing held February 17, 2000. By a vote of 6-0, the Plan Board approved Petition 006SUB-00 DB with staff conditions. On March 13, 2000, the City Commission approved the design plat with conditions.

As part of the Planned Development (PD) rezoning amendment (Petition 005PDA-00PB), approved July 10, 2000, the petitioner is proposing to implement the PD amendment with this design plat of 12 single-family detached homes on 12 lots on approximately 4.36 acres, with a density of 2.75 dwelling units per acre. The petitioner is proposing a 24-foot wide, private, curb and gutter street (Northwest 49th Avenue) approximately 550 feet in length to serve the subdivision. The paved street has an L-shaped turn-around at its terminus that connects with a stabilized grass emergency access/public utilities right-of-way that connects with the "Rainbows" subdivision located to the southwest. The petitioner will be eliminating an open stormwater drainage ditch that bisects the subdivision site in a north-south direction. The ditch will be replaced with a piped underground stormwater system that will help drain overflow from a wetlands located in the western portion of the subdivision and lands to the north. The overflow from the wetlands and other stormwater is to be piped to a new stormwater management facility located south of the new homes that will then pop-off to the "lake" further to the south. In addition, the petitioner will be relocating an existing sanitary sewer line that crosses the property and services the "Townhomes At The Lakes" recreation facility. The petitioner is proposing single-family lots that will have zero building setback lines for both principal and accessory buildings and structures. There will be a homeowners association that will be responsible for the maintenance of all common areas.

None

Planning staff to City Commission - The City Commission adopt the following resolution: A Resolution approving the final plat of "Villas On The Lake" located in the vicinity of Northwest 24th Boulevard and Northwest 49th Avenue; accepting an irrevocable letter of credit; and providing an immediate date.