

LTC Ranch-Plat No. 3
Preliminary & Final Subdivision Plat
(P21-001)

City Council Meeting
June 28, 2021
Daniel Robinson, Planner II

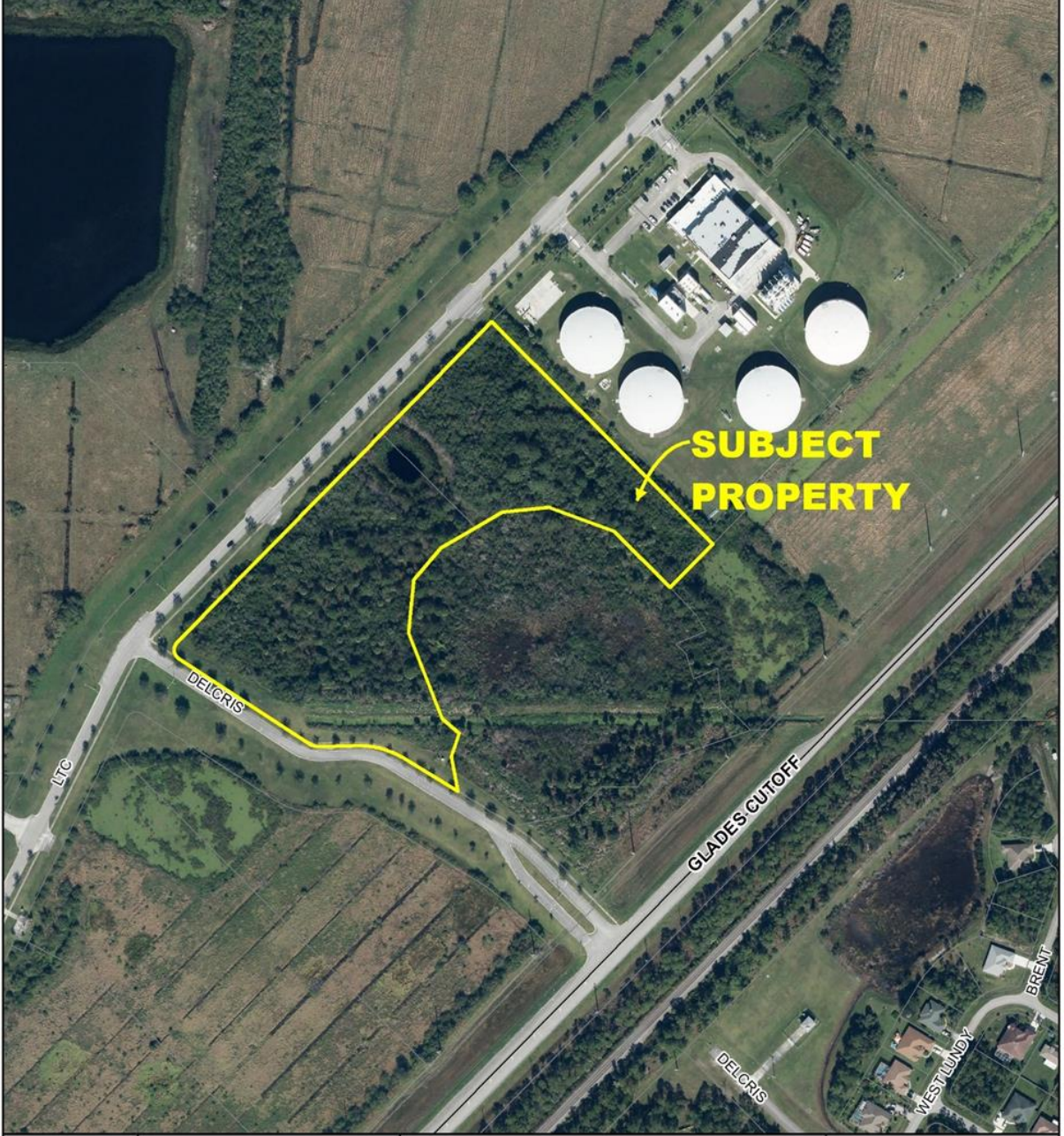
REQUESTED APPLICATION

This application is for a Preliminary and Final Plat to replat or subdivide two parcels into four parcels in the LTC Ranch Industrial Park PUD, of which one will serve for stormwater management purposes and the others for future development.

Applicant: Darren Guettler, P.E., Velcon Engineering & Surveying
Owner: James Kern, LTC Ranch Joint Venture



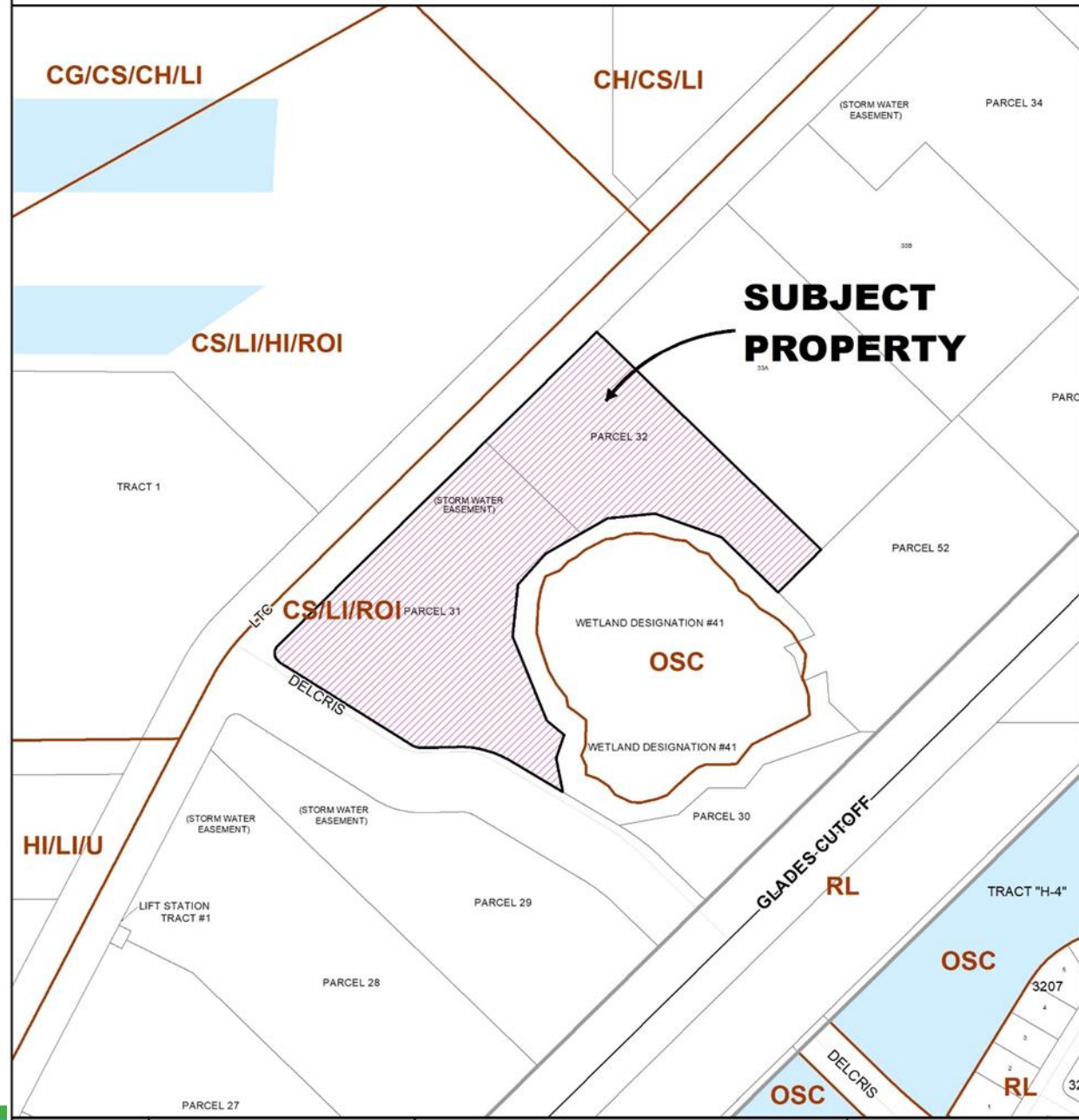
Aerial



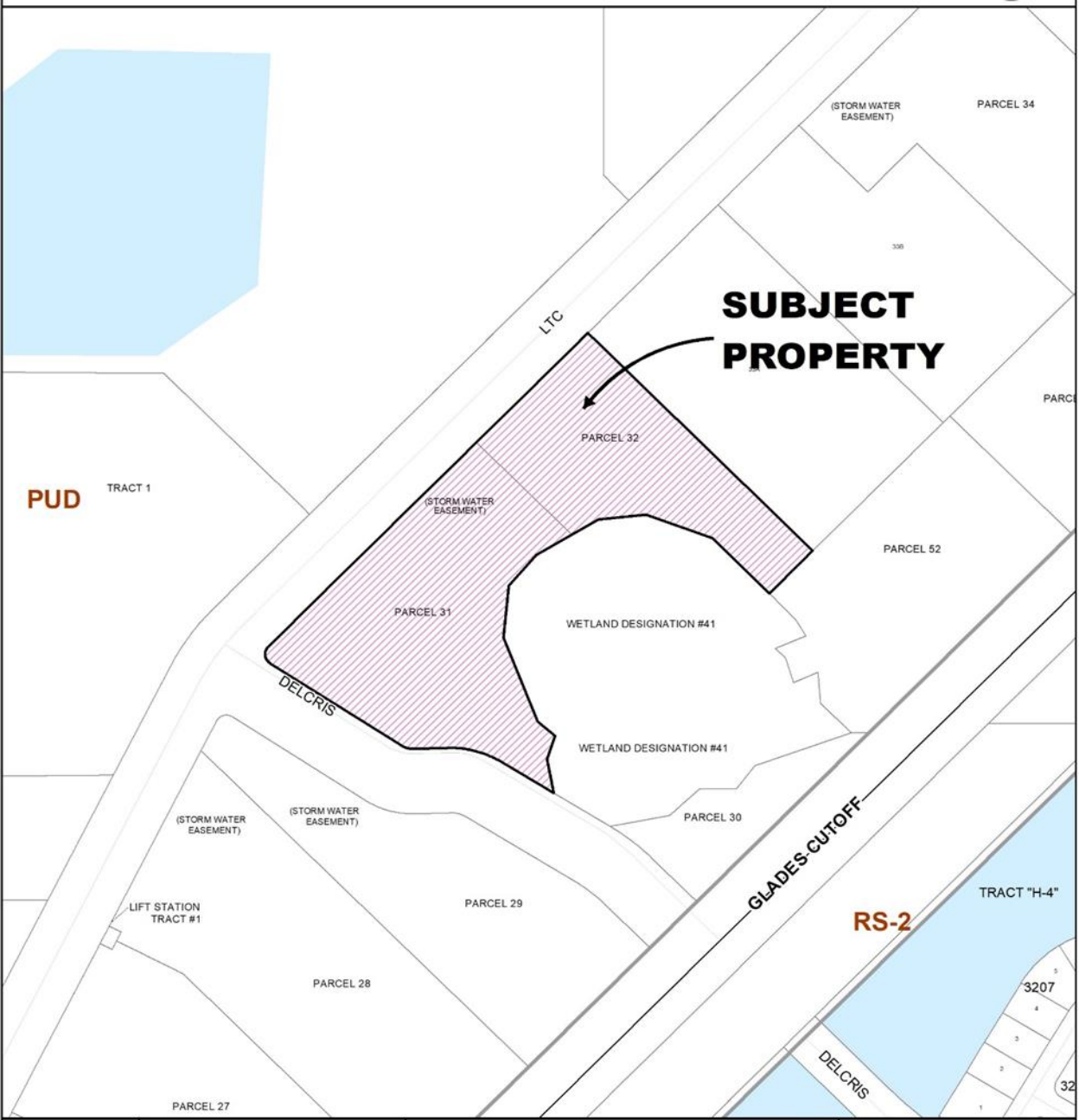
**SUBJECT
PROPERTY**



Land Use



Zoning



Traffic Impact Analysis

- This development is contained within the LTC Ranch PUD.
- The proposed plat was reviewed by City Staff and found to have little to no impact on the traffic at this time.
- Found to be consistent with the PUD
- Future submittals will require the submittal of a Traffic Impact Statement that will be reviewed at that time.



IMPACTS & FINDINGS

- The project has been found to **be in compliance with the LTC Ranch DRI development order and Chapter 160, City Code**, regarding provision of adequate public facilities.



RECOMMENDATION

The Planning and Zoning Board recommended approval of the preliminary and final subdivision plat on June 1, 2021.

