

LTC Ranch PUD #2 Replat #2

PRELIMINARY AND FINAL SUBDIVISION PLAT
APPLICATION WITH CONSTRUCTION PLANS

(P21-029)

City Council Meeting of February 28, 2022

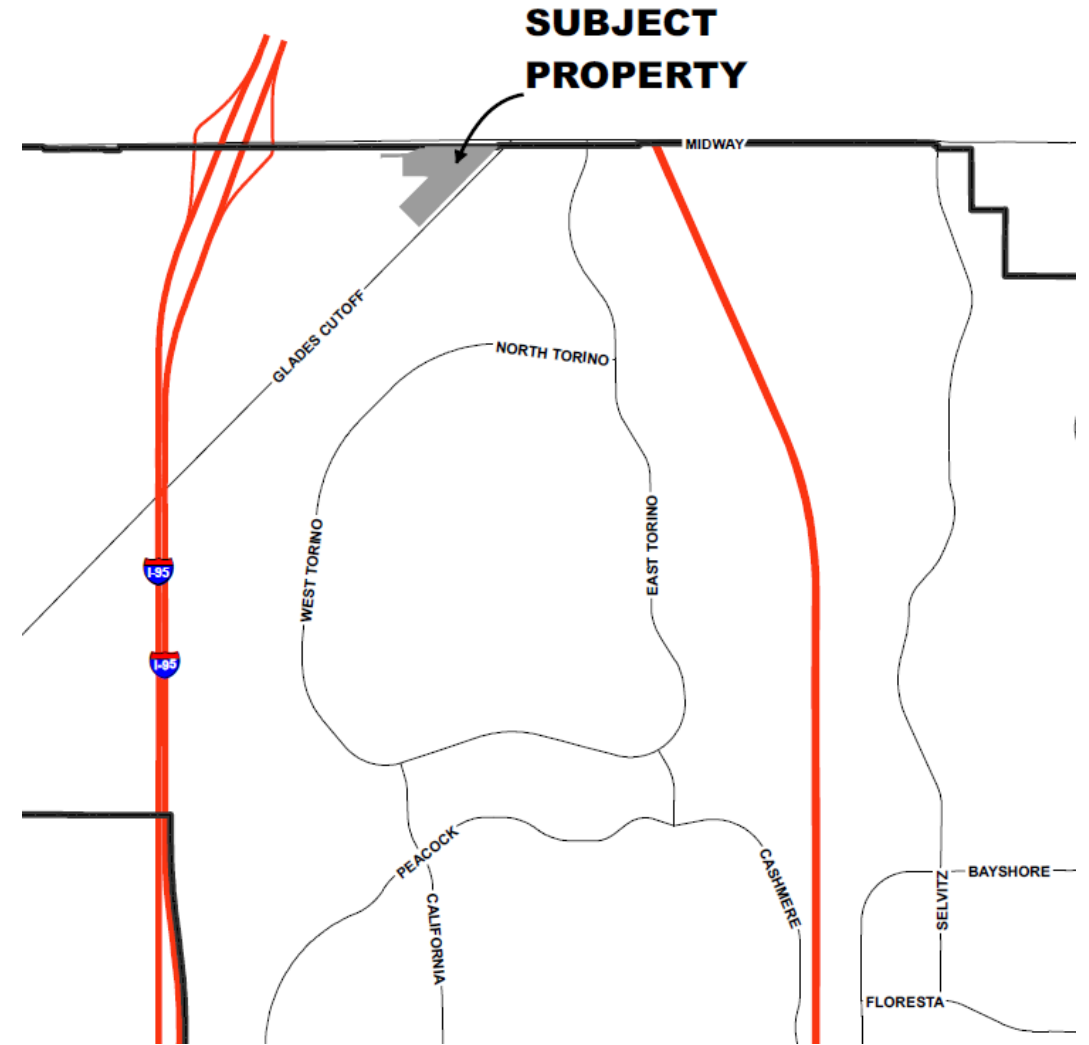


Requested Application:

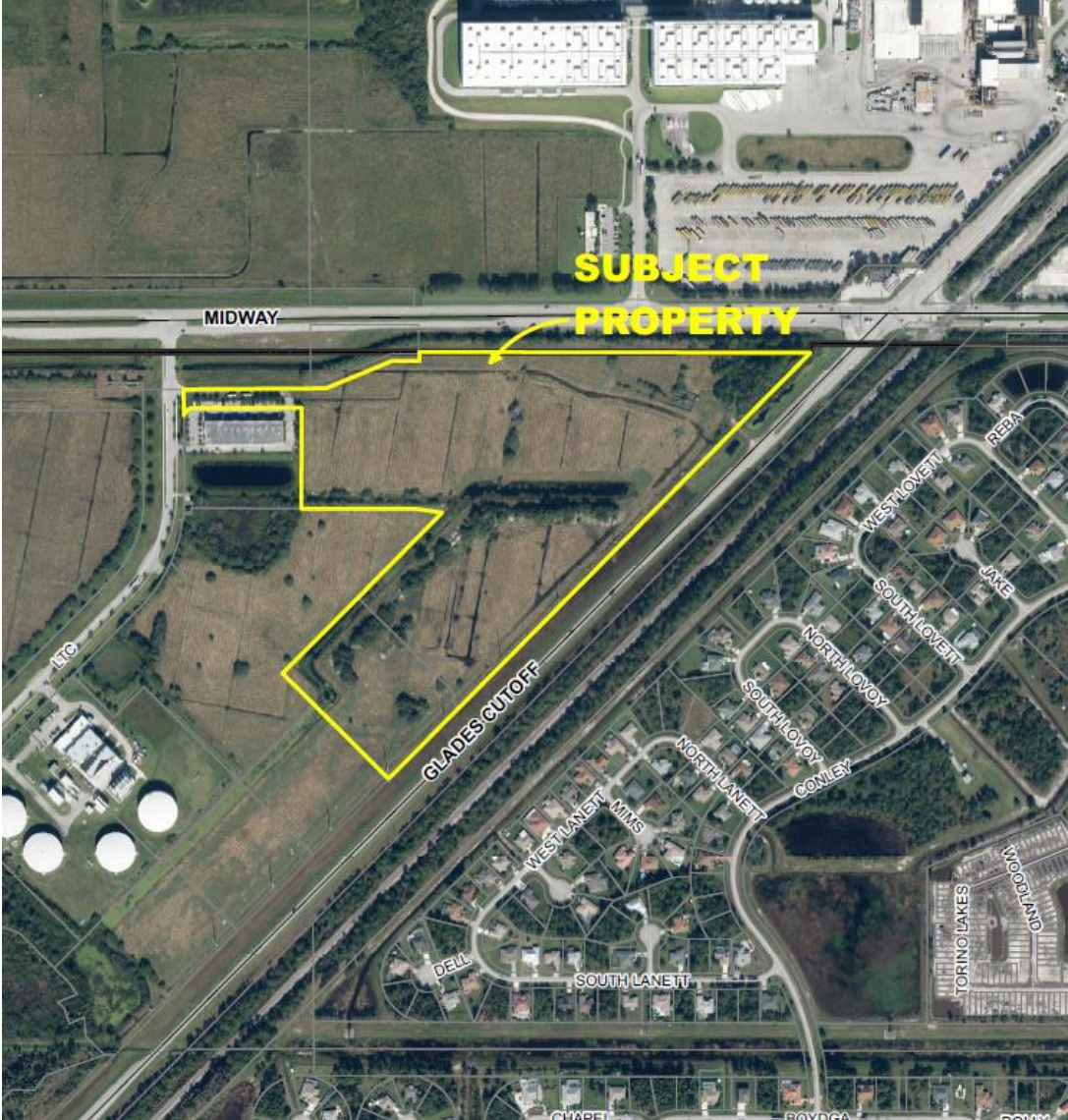
This 35.56 acre preliminary and final subdivision plat is proposed to create 5 commercial lots.



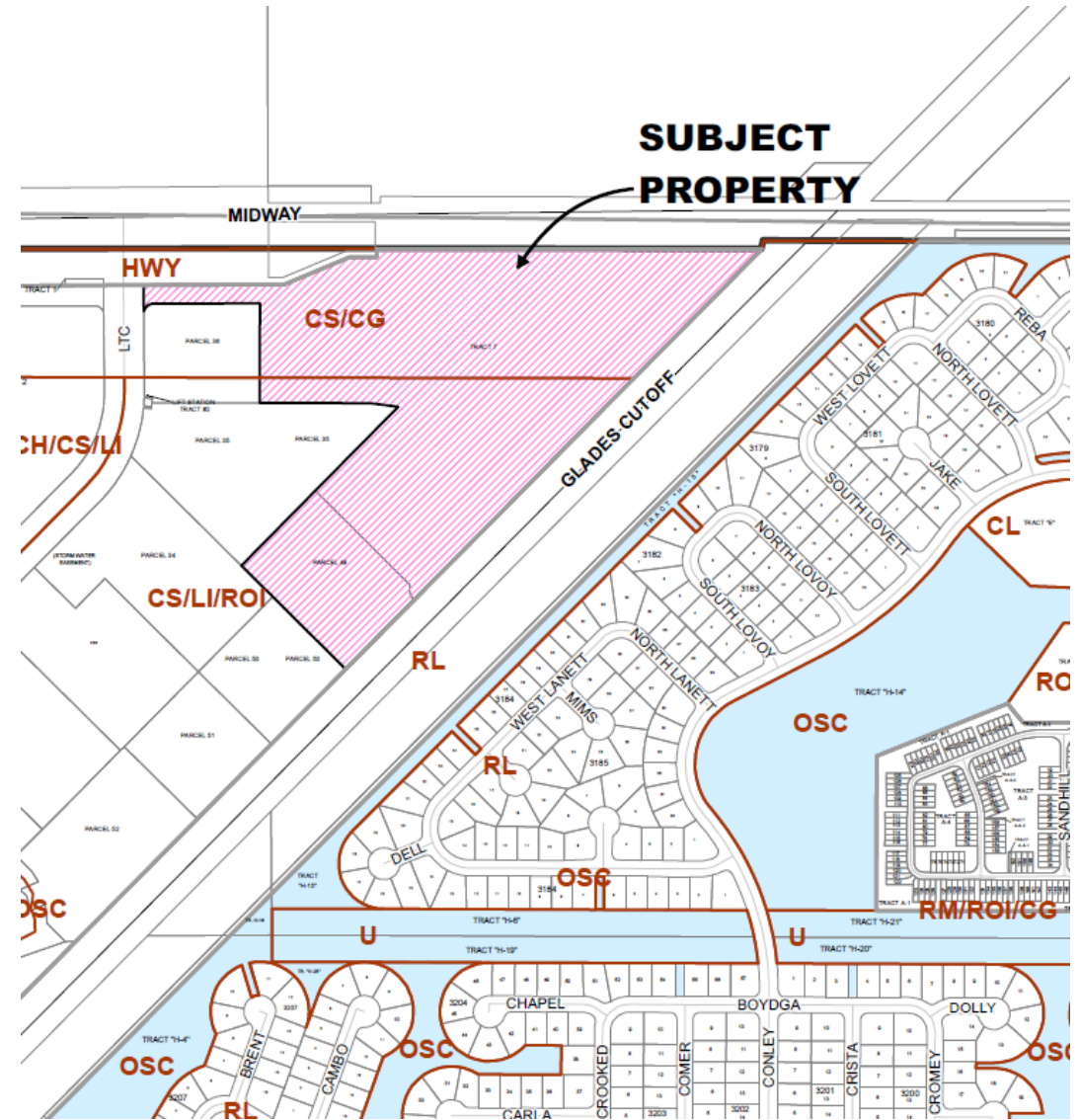
Subject property



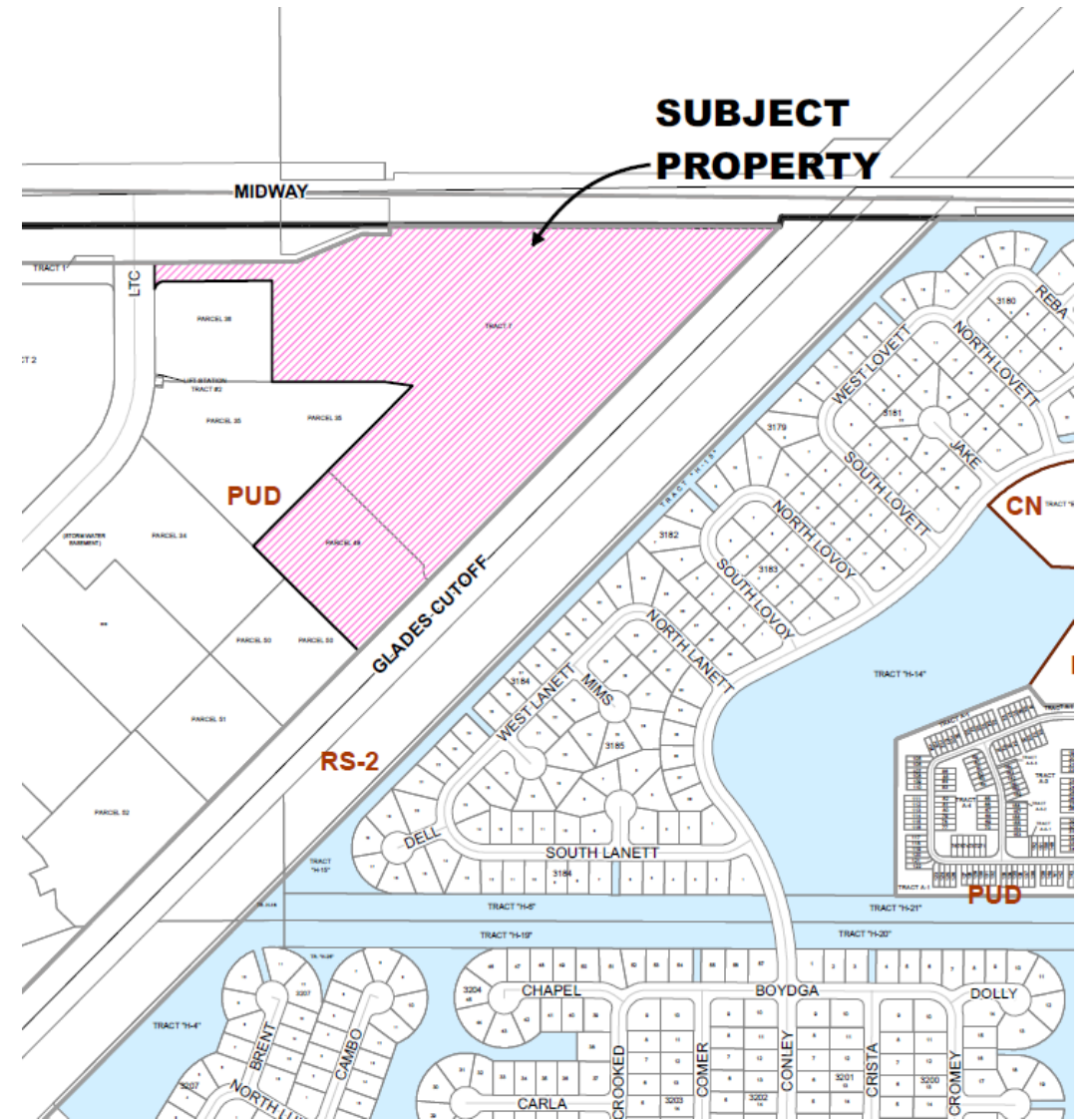
Aerial



Land Use



Zoning



Concurrency Review

The project has been reviewed for compliance with LTC Ranch Development of Regional Impact Development Order and Chapter 160, City Code, regarding provision of adequate public facilities.

The Public Works Department found the transportation elements of the project to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, Public Works Policy 19-01pwd and the latest Development Order for the referenced project



Traffic Impact Analysis

- This development is contained within the LTC Ranch PUD.
- The proposed plat was reviewed by City Staff and found to have 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.



Recommendation

The Planning and Zoning Board recommended approval at their meeting of February 1, 2022.

