

Leafy Road Estates
Preliminary & Final Subdivision Plat
(P21-009)

City Council Meeting
July 12, 2021
Bolivar Gomez, Planner II

REQUESTED APPLICATION

This application is for a Preliminary and Final Plat that is 3.28 acres in area. The project proposes 3 single-family lots.

Applicant: Tod Mowery, AICP, Redtail DG, Inc.

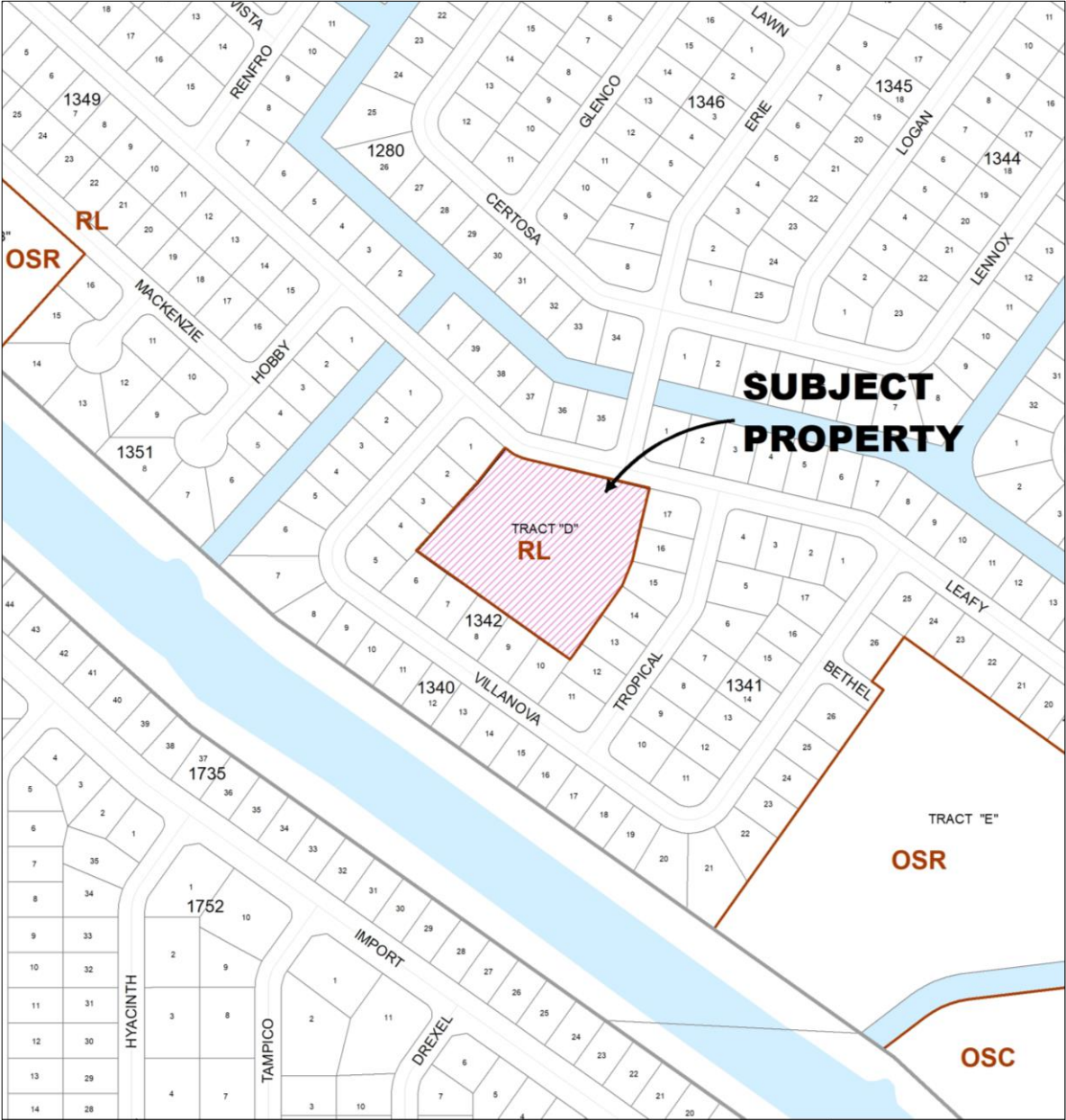
Owner: Coast to Coast Real Estate Holdings, Inc.



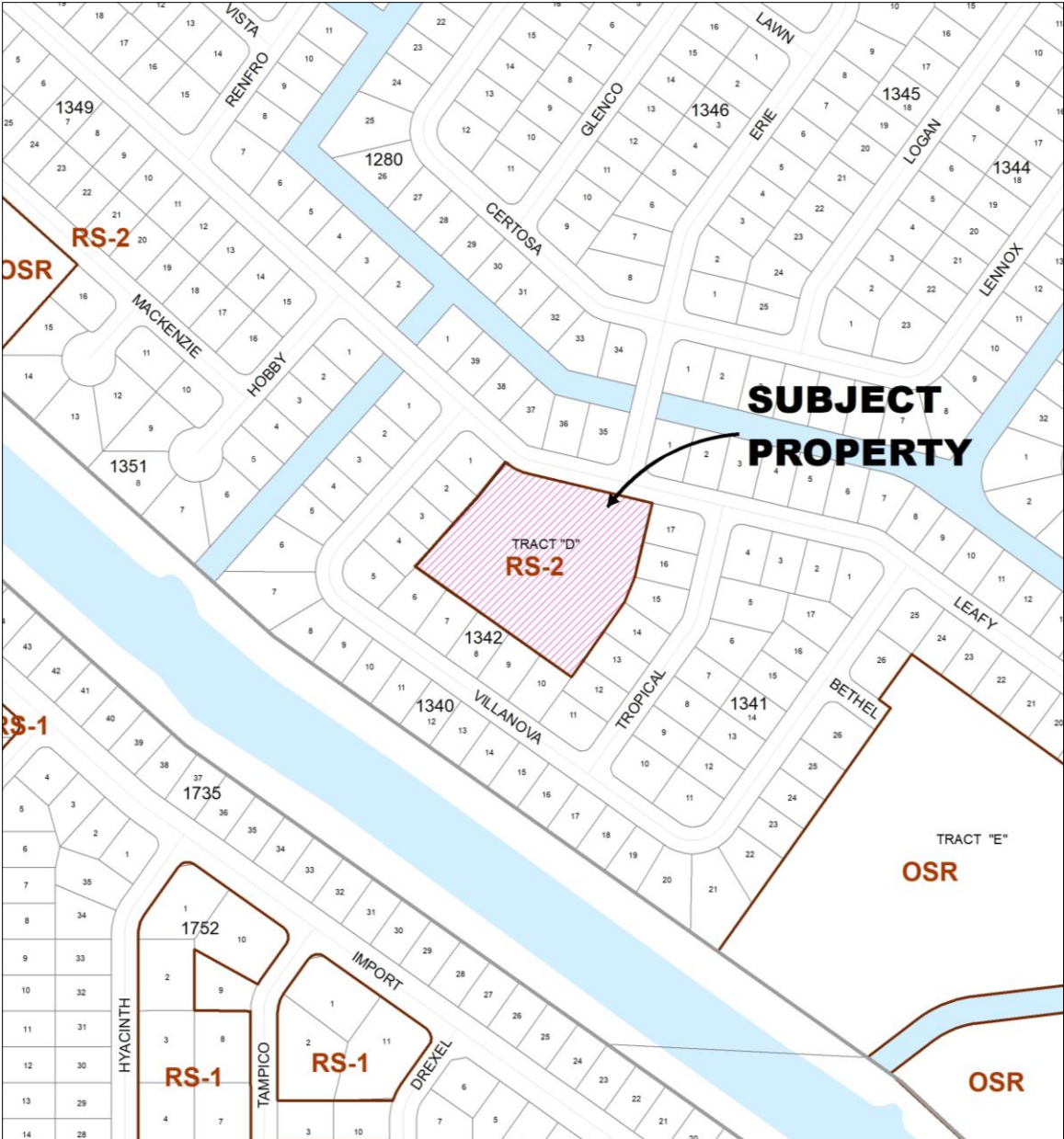
AERIAL MAP



LAND USE MAP



ZONING MAP



IMPACTS & FINDINGS

- The project has been found to **be in compliance with Chapter 160, City Code**, regarding provision of adequate public facilities.



TRAFFIC IMPACT ANALYSIS

- Traffic Impact was reviewed by City staff.
- Staff found the project to be in compliance with Public Works Policy #19-01
- Previously approved by City Council on November 9, 2020 was a change in Future Land Use Designation resulting in a net DECREASE of 10 PM Peak hour trips.

Existing Future Land Use	Maximum Coverage (SF)	Trip Generation Average Rate (ITE Code)	Trip Generation (weekday)	PM Peak Hour
Institutional	28,600 SF	Church (560)	193	14
Proposed Future Land Use	Maximum Coverage (DU)	Trip Generation Average Rate (ITE Code)	Trip Generation (weekday)	PM Peak Hour
Low Density Residential	3 DUs	Residential (210)	41	4



RECOMMENDATION

The **Site Plan Review Committee** recommended approval for this preliminary and final subdivision plat on February 24, 2021.

The **Planning and Zoning Board** recommended approval during their meeting held on May 4, 2021.

