

City Council agenda report for 12/14/16: Request approval of Bella Sol phase 4, a final plat for a 12-lot subdivision located on the east side of Rachel Drive, and north of North Town Drive.

Project: This is a final plat for a 12-lot subdivision in a **R-1-10/RA zone**. The zone allows for a mix of lot sizes, with the average being a 10,000 sq ft lot.

Applicant: Robert Smith

Project Engineer: Lynette Miller, Rosenberg Associates

This 12-lot subdivision is phase 4 of the Bella Sol project. The lot sizes range from 8,800 sq ft to 13,904 sq ft. The plat follows the approved preliminary plat. All streets in the subdivision are public streets. There will be a privacy wall along Rachel Drive and the 5 lots backing against Rachel Drive will have their access from the interior public street (Kenzies Way). The main issues with this phase deal with grading and retaining walls placed on lot lines. Corey Bundy provided information on the grading issue at the meeting; the applicant has agreed to install retaining walls along certain back lot lines to resolve the drainage & grading issue. Other than grading and retaining wall concerns, the plat is a typical R-1-10/ Mixed lot size subdivision.

PC Action: The PC recommends approval of the final plat for Bella Sol #4, with the installation of the retaining walls as explained at the PC meeting.