



City Council Agenda Item Summary Report

Meeting Date: January 21, 2020			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a final plat for the Grayhawk Addition Phase Four.			
Attachments: Final Plat			

Item Summary:

ION Design Group, representing the property owner, requests approval of a preliminary plat for Grayhawk Addition, Phase 4. The purpose of the request is to establish the necessary property lines and easements for the development of 116 new single-family residential lots.

Image 1: Location Map



Current Standards:

This property consists of 87.568 acres of land located within the Grayhawk Planned Development. The ordinance that governs this property (Ordinance No. 1212) was adopted by City Council on March 20, 2007. The subdivision is being developed in phases and does have a home-owners association. Phase 1 had a final plat recorded in March 2008 and consists of 74.404 acres and 190 lots. Phase 2 had a final plat recorded in March 2016 and consists of 46.736 acres and 163 lots. The Phase 3 final plat was

recorded in November 2018 and consists of 48.797 acres and 155 lots. The preliminary plat for Phase 4 was approved by City Council on April 16, 2019.

Ordinance No.1212 allows for two types of lots to be developed. Smaller lots are permitted at a lot size minimum of 7,000 square feet and a home size of 1,600 square feet. Larger lots are permitted at a lot size minimum of 12,000 square feet and a home size of 2,200 square feet.

B. Lot Development Standards per Section 43 of the Comprehensive Zoning Ordinance 1085 as amended unless other wise indicated below:

Standards	SF-6+	Larger
Lot Area Minimum	7,000 sq ft	12,000 sq ft
Dwelling Units per Lot Maximum	1	1
Dwelling Unit Minimum size	1600 sq ft	2,200 sq ft
Lot Width Minimum	60 ft	80 ft
Lot Depth Minimum	110 ft	140 ft
Front Setback	25 ft	30 ft
Rear Setback	10 ft	10 ft
Side Setback	6 ft	6 ft
Lot Coverage Maximum	45%	40%
Height Maximum Feet/Stories	36 /2.5	36 /2.5

Final Plat:

The final plat consists of 116 lots and 87.568 acres of land. The layout of the preliminary plat is consistent with the approved concept plan.

Block 9		Block 13		Block 15		Block 18	
Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet	Lot	Sq. Feet
Lot 34	16,405 SF	Lot 17	11,494 SF	Lot 1	13,215 SF	Lot 1	12,323 SF
Lot 35	14,875 SF	Lot 18	10,721 SF	Lot 2	13,798 SF	Lot 2	10,950 SF
Lot 36	15,068 SF	Lot 19	11,589 SF	Lot 3	14,126 SF	Lot 3	10,950 SF
Lot 37	15,068 SF	Lot 20	11,589 SF	Lot 4	13,194 SF	Lot 4	10,950 SF
Lot 38	14,154 SF	Lot 21	11,589 SF	Lot 5	11,200 SF	Lot 5	10,950 SF
Lot 39	14,463 SF	Lot 22	11,589 SF	Lot 6	11,200 SF	Lot 6	11,100 SF
Lot 40	10,810 SF	Lot 23	11,589 SF	Lot 7	11,200 SF	Lot 7	11,431 SF
Lot 41	17,572 SF	Lot 24	11,589 SF	Lot 8	11,200 SF	Lot 8	11,935 SF
Lot 42	15,137 SF	Lot 25	11,589 SF	Lot 9	11,200 SF	Lot 9	11,935 SF
Lot 43	14,900 SF	Lot 26	11,186 SF	Lot 10	11,200 SF	Lot 10	13,262 SF
Lot 44	15,400 SF	Lot 27	16,486 SF	Lot 11	11,200 SF	Lot 11	14,262 SF
Lot 45	15,400 SF	Lot 28	14,697 SF	Lot 12	11,872 SF	Lot 12	12,278 SF
Lot 46	15,400 SF	Lot 29	11,787 SF	Lot 13	12,149 SF	Lot 13	12,185 SF
Lot 47	16,531 SF	Lot 30	11,967 SF	Lot 14	12,325 SF	Lot 14	11,501 SF
Lot 48	15,077 SF	Lot 31	12,286 SF	Lot 15	12,190 SF	Lot 15	11,100 SF
Lot 49	14,000 SF	Lot 32	12,286 SF	Lot 16	11,718 SF	Lot 16	11,100 SF
Lot 50	14,000 SF	Lot 33	12,286 SF	Lot 17	11,770 SF	Lot 17	12,000 SF
Lot 51	14,000 SF	Lot 34	12,286 SF	Lot 18	11,770 SF	Lot 18	12,000 SF
Lot 52	14,334 SF	Lot 35	12,286 SF	Lot 19	11,770 SF	Lot 19	12,000 SF
		Lot 36	12,286 SF	Lot 20	11,770 SF	Lot 20	14,364 SF
		Lot 37	11,884 SF	Lot 21	11,770 SF		
		Lot 38	12,568 SF	Lot 22	11,770 SF	Block 20	
		Lot 39	12,619 SF	Lot 23	11,770 SF	Lot	Sq. Feet
		Lot 40	12,797 SF	Lot 24	11,770 SF	Lot 6	13,800 SF
		Lot 41	12,797 SF	Lot 25	14,097 SF	Lot 7	13,050 SF
		Lot 42	12,634 SF	Lot 26	18,762 SF	Lot 8	14,567 SF
		Lot 43	12,000 SF	Lot 27	2,100 SF	Lot 9	12,861 SF
		Lot 44	11,966 SF	Lot 28	487,044 SF	Lot 10	11,610 SF
		Lot 45	12,034 SF			Lot 11	11,064 SF
		Lot 46	12,000 SF				
		Lot 47	12,000 SF				
		Lot 48	12,000 SF				
		Lot 49	12,000 SF				
		Lot 50	12,256 SF				
		Lot 51	12,809 SF				
		Lot 52	2,250 SF				

Future Requirements:

If the final plat is approved, future development of the property will require approval of:

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

Recommendation:

On January 2, 2020, the Planning and Zoning Commission unanimously recommended approval.