



# Planning and Zoning Commission Agenda Item Summary Report

**Meeting Date:**  
May 6, 2021

**Submitted by:**  
P. Morgan

**Item Title:**

Discuss and consider approval of a preliminary plat for Adams Ranch, located northwest of Ranch Road.

**Public Hearing Item [ ]**  
**Consent/Action Item [X]**

**Documentation Attached:**  
Preliminary Plat  
PD Ordinance

**Item Summary:**

**Purpose:**

Mr. Suresh Shridharani requests approval of a preliminary plat for Adams Ranch. The purpose of the plat is to establish the lot lines and easements necessary for development of the property.

**Image 1: Location Map**



**Current Standards:**

The property is zoned within the Adams Ranch Planned Development, which was established with City Council zoning approval on November 19, 2019.

**Preliminary Plat:**

The 88.435-acre preliminary plat complies with the planned development requirements. The planned development established three different base zoning tracts for the residential section of the property:

- A.** Area A – Single-Family-6 (SF-6) District
  - Minimum lot area: 6,800 sq. ft.
- B.** Area B – Single-Family-6 (SF-6) District
  - Minimum lot area: 5,750 sq. ft.

**C. Area C – SFA (Townhome) District**

- Minimum lot area: 2,250 sq. ft.

This final plat includes 100 type A lots, 172 type B lots, and 125 type C lots.

**Accessibility:**

Ranch Road is the primary access for the property.

**Future Requirements:**

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

1. Final Plat
2. Civil Plans (staff approved)
3. Building Plans (staff approved)

**Staff Recommendation:**

Staff recommends approval of this request, as presented. In addition to Community Development staff, the final plat was reviewed by the City Engineer, Fire Marshal and Public Works staff.