



Legislation Text

File #: 20-3495, **Version:** 1

SD#19-066: Final Plat of Lot 1, Block A, Ladera at The Reserve Phase I; John Delin of M R Ladera, LLC

The property is 19.730 acres in size and is located on the east side of Mitchell Road, the south side of future River Birch Drive, and just north of Mathis Road. The purpose of the plat is to create one lot for Phase I of Ladera at The Reserve in accordance with the approved development plan and the preliminary plat. Phase I will include 89 age-restricted detached single-family dwelling units and most of the neighborhood amenities. In addition to the main entrance off River Birch Drive, Phase I will include a temporary access driveway directly off Mitchell Road to meet the two points of access requirement.

Although the digital copy of the plat in the Commission's packet does not have signatures, the filing copy has been signed.

A portion of River Birch Drive will need to be dedicated in order to provide access to the subdivision. The applicant is working with the property owner to acquire the right-of-way dedication.

Staff recommends approval with the condition that the instrument information for the dedication of River Birch Drive is filled in prior to the plat being filed.

Attachments:

Location Map

Final Plat