



Legislation Details (With Text)

File #:	21-4010	Version:	1	Name:	SD#20-026: Final Plat of Somerset Addition, Phase III, on 53.744 acres located at 2201 Chambers Street by Bloomfield Homes, L.P., owner/developer; and LJA Surveying, surveyor
Type:	Plat	Status:			Passed
File created:	3/29/2021	In control:			Planning and Zoning Commission
On agenda:	4/5/2021	Final action:			4/5/2021
Title:	SD#20-026: Final Plat of Somerset Addition, Phase III, on 53.744 acres located at 2201 Chambers Street by Bloomfield Homes, L.P., owner/developer; and LJA Surveying, surveyor				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map.pdf, 2. Letter of Request.pdf, 3. Approved Preliminary Plat.pdf, 4. Final Plat.pdf

Date	Ver.	Action By	Action	Result
4/5/2021	1	Planning and Zoning Commission	Approved	Pass

SD#20-026: Final Plat of Somerset Addition, Phase III, on 53.744 acres located at 2201 Chambers Street by Bloomfield Homes, L.P., owner/developer; and LJA Surveying, surveyor

The purpose of this plat is to create 204 residential lots and 13 open space lots. This plat substantially conforms to the approved preliminary plat except for the following:

- Lots have been shifted on Block 39 to add a new HOA lot to accommodate drainage;
- Additional lots have been added to several of the blocks. For example, Block 41 shows 22 lots on the preliminary plat and 25 lots on this final plat;
- The shape of the open spaces have been modified throughout Phase III to accommodate changes in lot lines or the addition of new lots;

All lots meet the required minimum lot area, lot width and lot depth.

There is a blank space on the plat for the deed information for an off-site utility easement. The plat cannot be filed at the County until the applicant provides the recording information for the easement on the plat.

The applicant is also seeking a variance to the minimum width of the corner lot. The Subdivision Control Ordinance requires that corner residential lots have a minimum width 15 feet greater than the adjacent lot. The applicant proposes corner lots that are 10 feet greater in width than the minimum lot width required for the applicable Residential Product. The applicant is requesting variances to the corner lot width on the following lots in Phase III:

Lots 1 and 25, Block 38;
Lots 1 and 26, Block 37;
Lots 1 and 20, Block 36;
Lots 11 and 12, Block 41;
Lots 15 and 16, Block 40; and
Lot 18, Block 35.

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

Due to the nature of the lot sizes in Phase III and for the reasons stated in the applicant's letter of request, Staff believes the variance requests are reasonable and consistent with similar variances granted by the Commission in Phases 1 and 2 of the Somerset development.

Staff recommends approval with the requested variances.

Attachments

Location Map

Letter of Request

Approved Preliminary Plat

Final Plat