



## Legislation Text

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**File #:** 20-3494, **Version:** 1

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SD#20-009: Preliminary Plat of Ladera at The Reserve; John Delin of M R Ladera, LLC

The property is 33.254 acres in size and is located on the east side of Mitchell Road, the south side of future River Birch Drive, and the north side of Mathis Road. The purpose of the plat is to create a subdivision for two lots known as Ladera at The Reserve, an age-restricted single-family development arranged in a condominium format, where each homeowner owns their individual dwelling unit, but the yards, open spaces, neighborhood streets, and driveways are under common ownership by the homeowners' association. Lot 1 comprises Phase I of the development and will include 89 dwelling units and the majority of the amenities and Lot 2 comprises Phase II of the development and will include 70 dwelling units. When Phase II (Lot 2) is ready for development, it will be combined with Phase I in an amending plat to create one unified lot.

The plat conforms to the approved development plan. Staff recommends approval.

**Attachments:**

Location Map

Approved Development Plan

Preliminary Plat