



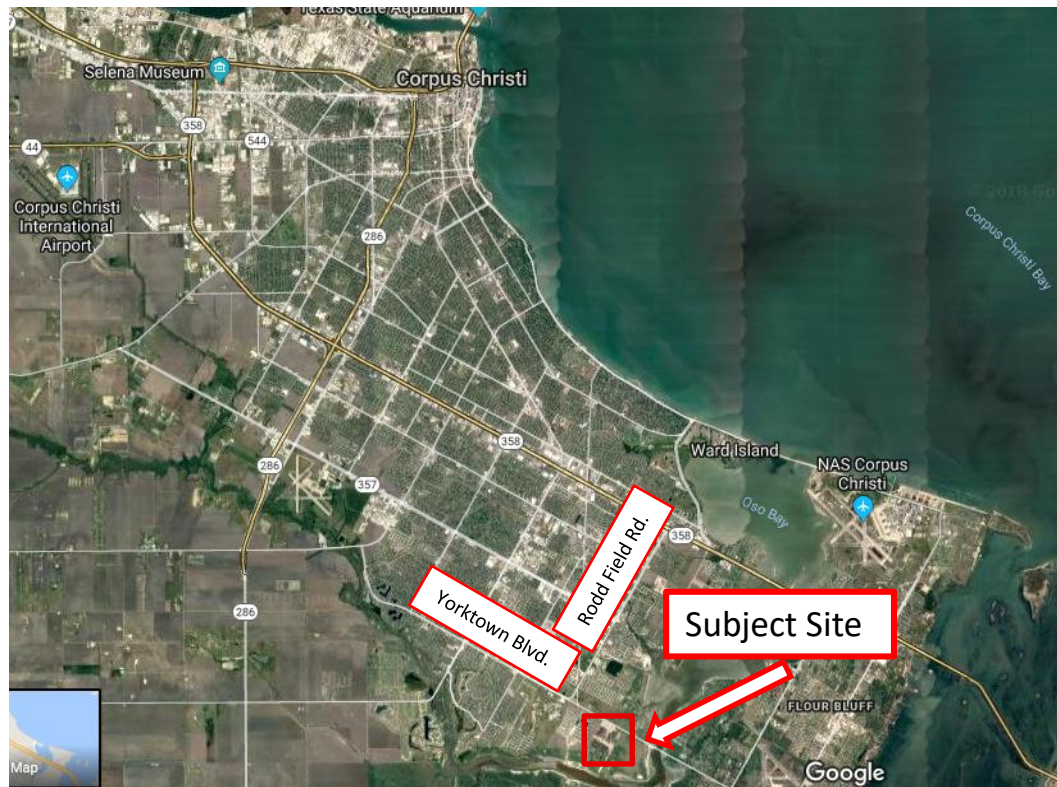
Starlight Estates Unit 3 (Final Plat)

Plat Waiver from the Requirement for External Connectivity to Existing Roadway Network Under UDC Section 8.2.1.D

Planning Commission Presentation
June 27, 2018



Location Map



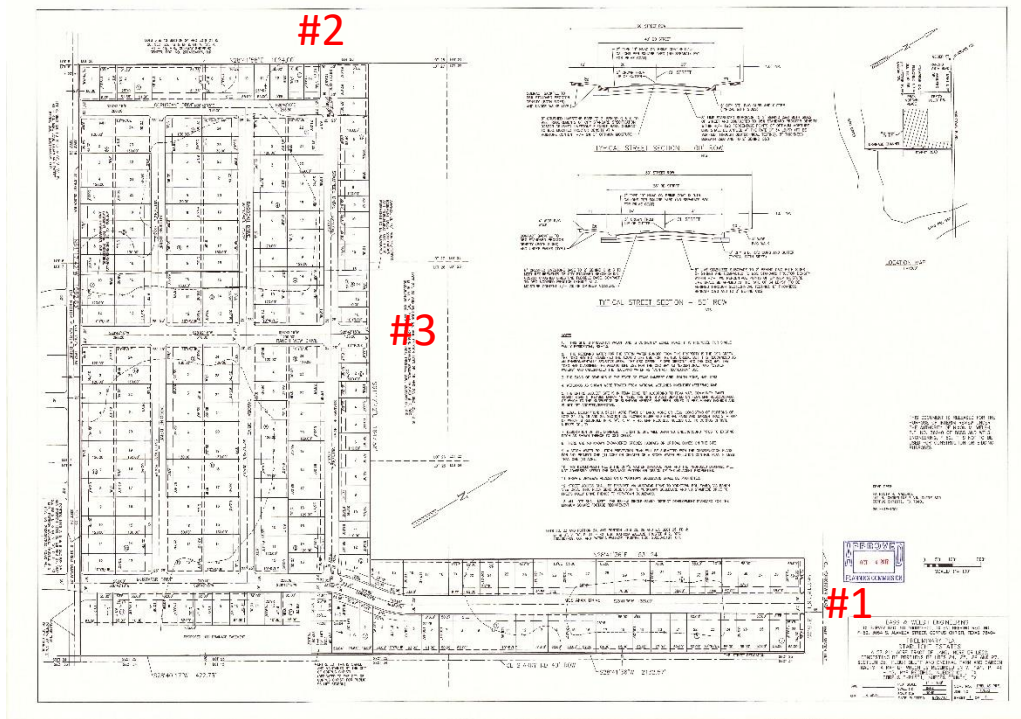
North





Starlight Preliminary Plat

Access Points

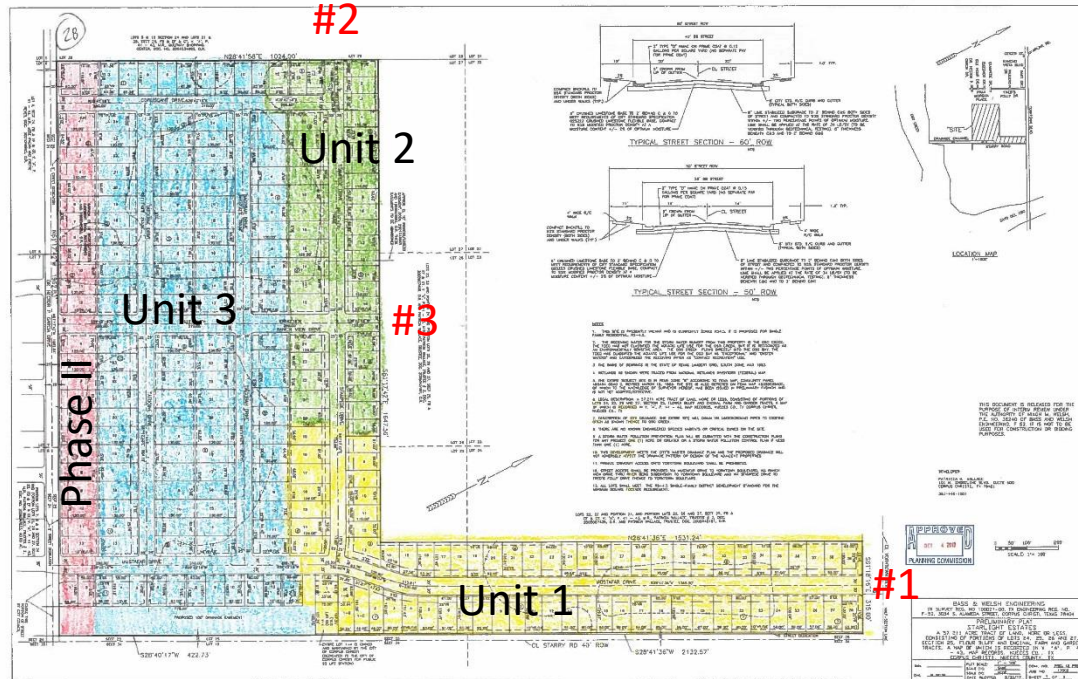


North



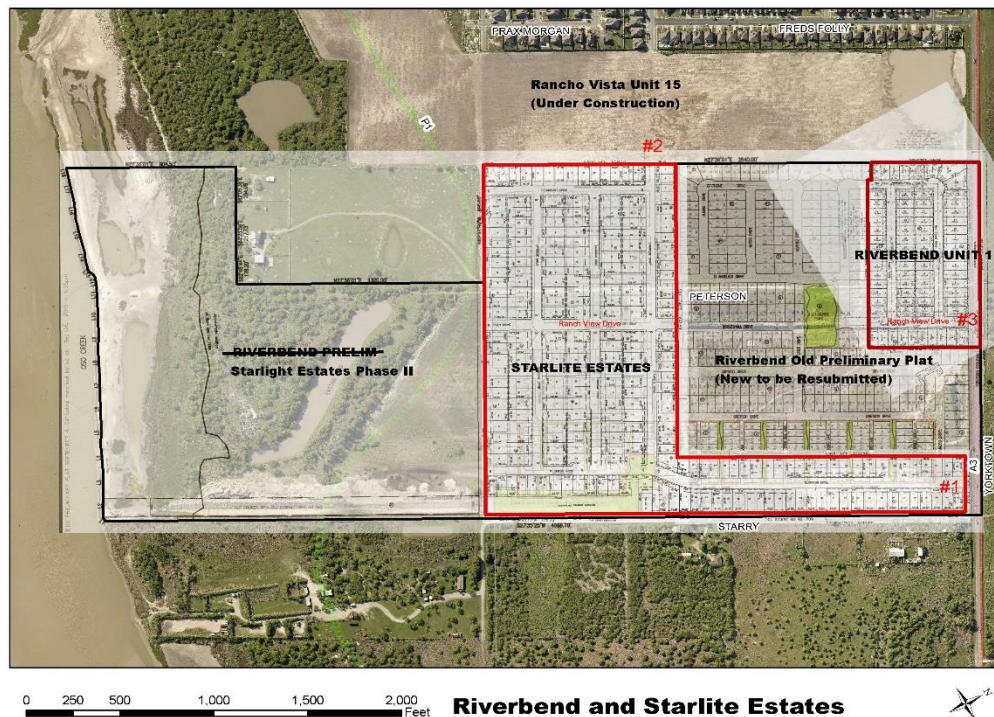


Starlight Preliminary Plat

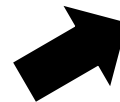




Access Points 1-3

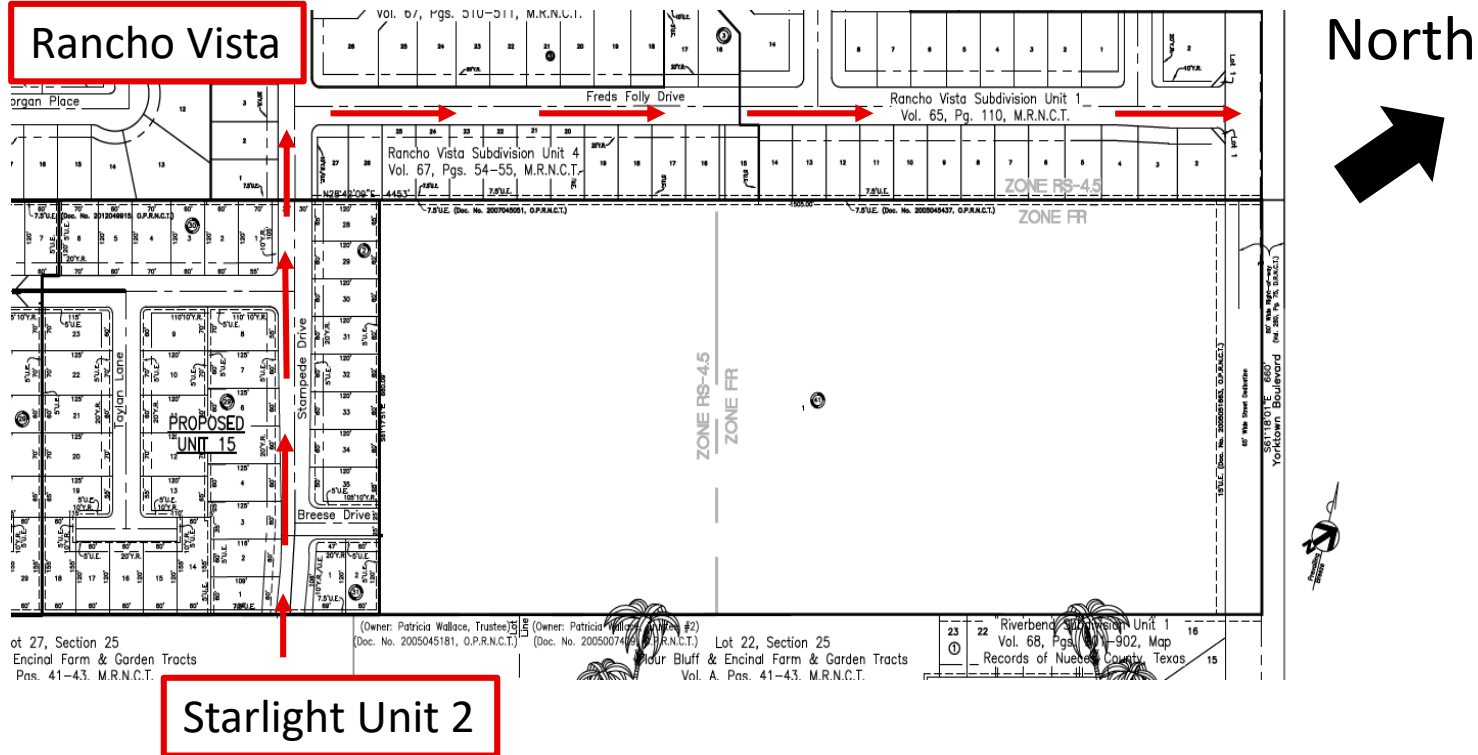


North





Access Point 2 through Rancho Vista: Stampede Dr. to Fred's Folly Dr.





Plat Requirement

UDC 8.2.1.D.2 & Table 8.2.1.E

8.2.1.D.2. Subdivisions shall require sufficient external access points to the City's existing or future roadway network and shall be provided in accordance with Table 8.2.1.E.

Table 8.2.1.E Subdivision External Access Points

Buildable Lots in Subdivision	Min. External Access Points Required
80 or fewer	1
81 to 160	2
161 or more	3



Starlight Progress

Starlight Estates Unit #	No. of Acres	No. of Lots (Dwelling Units)	Planning Commission Approval Date	Plat Recordation Date
Unit 1	15.32 acres	69	11/15/2017	06/18/2018
Unit 2	8.31 acres	40	01/10/2018	Pending public improvements construction
Unit 3	14.84 acres	63	Pending	TBD
	-----	-----		
SUBTOTAL	38.47 acres	172		
Unit 4		78	To be determined	To be determined
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TOTAL (estimated)		250		



Plat Waiver UDC 3.8.3.D

- **Need for waiver shall be demonstrated to Planning Commission's satisfaction**
 - **The waiver may be approved, approved with conditions or denied after consideration of the following factors:**
 1. Not detrimental to public health, safety, or general welfare, or be injurious to other property in area, or to the City;
 2. The conditions that create the need for the waiver shall not generally apply to other property in the vicinity;
 3. Application of the provision will render subdivision of land unfeasible; or
 4. The granting of the waiver would not substantially conflict with the Comp Plan and the purposes of the UDC
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Staff Recommendation

Approval of waiver, allowing Unit 3 to proceed, with 2 access points: Krypton Dr. onto Yorktown Blvd, and Stampede Dr. onto Fred's Folly Dr., with condition:

- No further platting of Starlight Estates beyond Unit 3 shall occur until the area encompassing planned Riverbend Subdivision is platted, and Ranch View Drive is constructed, providing 3rd access point.