

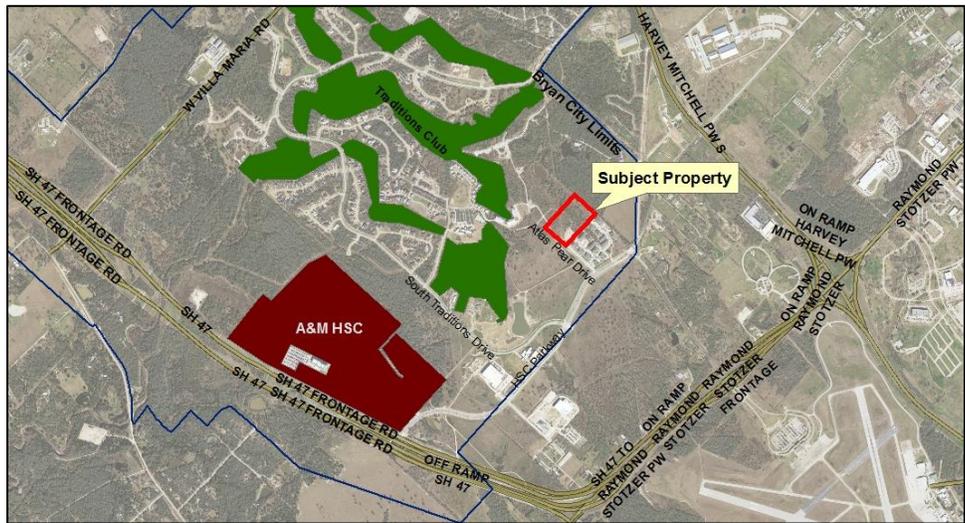
**PLANNING AND ZONING COMMISSION
STAFF REPORT**



October 1, 2015

FP15-29: Proposed Final Plat of The Traditions Subdivision – Phase 29

- SIZE AND LOCATION:** 10.76 acres of land out of the John H. Jones Survey, located north of the northern terminus of Atlas Pear Drive, approximately 800 feet northwest of its intersection with HSC Parkway
- EXISTING LAND USE:** vacant acreage
- ZONING:** Planned Development – Mixed Use (PD-M)
- APPLICANT(S):** Bryan Traditions LP
- AGENT(S):** Schultz Engineering, LLC
- STAFF CONTACT:** Randy Haynes, Senior Planner



PROPOSED SUBDIVISION & STAFF RECOMMENDATION:

The subject property is 10.76 acres of vacant land currently zoned Planned Development – Mixed Use District (PD-M). The proposed final plat of Phase 29 of The Traditions Subdivision creates one 10-acre lot intended for multiple-family residential development. The plat also dedicates 0.76 acres of public right-of-way for the extension of Atlas Pear Drive. The multi-family development will be the second phase of the already complete project at the corner of HSC Parkway and Atlas Pear Drive. Full cross-access between the two phases will be ensured via easements recorded separately prior to the completion of Phase 2. The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.