



**STAFF PLANNING REPORT
Final Plat**

CASE 045-22 Final Plat Review
NAME OF SUBDIVISION Emerald Glades
LOCATION: 3330 and 3332 N. St. Louis Ave.
APPLICANT: Schuber Mitchell Homes
PRESENT ZONING: R-1-PD
PRESENT LAND USE: Vacant but for a few structures

SITE CONTEXT:

| | North | East | South | West |
|------------------------|---------------------------|---------------------------|---------------------------|--------------------|
| Existing Zoning | R-1 | R-1 | R-1 | Out of City Limits |
| Land Use | Single-family Residential | Single-family Residential | Single-family Residential | Vacant |

SUBDIVISION:

Number of lots
31

TRANSPORTATION:

| Streets with access | Classification | Right-of-way width |
|---------------------|----------------|--------------------|
| N. St. Louis Ave. | Collector | 60' |

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No. Entryways into the subdivision via N. St. Louis Ave. are property spaced to provide access.

UTILITIES: All necessary utilities will be extended and constructed to provide the site. This includes stormwater detention, sewer, electricity, water, and others.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

DOES THE PROPOSED SUBDIVISION COMPLY WITH THE CITY'S SUBDIVISION REGULATIONS?

Yes, with an approved Planned Development Overlay.

DISCUSSION:

This final plat approval is for Emerald Glades Subdivision Phase 1 located at 3330 and 3332 N. St. Louis Ave. This subdivision will be 31 residential lots, zoned R-1-PD Single-family Residential Planned Development, with Council approval. This zoning is appropriate for the property and conforms to the future land use map. The Final Plat does require City Council approval. This plat meets the requirements of the subdivision regulations, with an approved Planned Development Overlay.

Schuber Mitchell Homes is seeking a 31-lot residential subdivision for single-family residential uses as the first phase of the 281-lot Emerald Glades Subdivision. Utilities will be required to be extended. The stormwater and wetland area in the northern part of the preliminary plat is included with this first phase to provide that area for stormwater runoff and recreation.

Staff recommends approval of Case 045-22

ENCLOSURES:

Applicant Material
Final Plat
Map