



## STAFF PLANNING REPORT Final Plat

**CASE 054-22** 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

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### SITE CONTEXT:

	North	East	South	West
<b>Existing Zoning</b>	R-1	R-1	R-1	Out of City Limits
<b>Land Use</b>	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 review is coming back to P+Z as a previously unknown gas main and easement was discovered after the original approval. This has resulted in the plat design being shifted to the West by 30 feet. There is no change to street layout, lot design, or any other major feature. There will be small changes to the depth of the lots on the East and West side to accommodate the shift. 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 054-22**

**ENCLOSURES:**

- Applicant Material
- Final Plat
- Map