



## Legislation Details (With Text)

**File #:** 19-198      **Version:** 1      **Name:**  
**Type:** General Business      **Status:** Agenda Ready  
**File created:** 4/11/2019      **In control:** Town Council  
**On agenda:** 5/14/2019      **Final action:**  
**Title:** Spring Hill Sketch Plan

The application proposes a total of 632 lots and 33 tracts as well as right of way, parks, and open space.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. a. Staff Memo, 2. b. Review Comments, 3. c. Sketch Plan, 4. d. Applicant Submittal, 5. e. PC Meeting Minutes

Date	Ver.	Action By	Action	Result
4/23/2019	1	Town Council		

**SUBJECT: GENERAL BUSINESS**  
**Spring Hill Sketch Plan**

The application proposes a total of 632 lots and 33 tracts as well as right of way, parks, and open space.

**DEPARTMENT:** Planning and Development

**PRESENTER:** Hannah Hippely, Senior Planner

**STAFF RECOMMENDATION:**

See Attachments for Staff and Referral Agency Comments

See Attachment for Planning Commission Minutes from April 3, 2019.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The application proposes a total of 632 lots and 33 tracts as well as right of way, parks, and open space on a 301.89 acre property zoned Low Density Residential (LR).

The annexation plat for the subject property, the Andalusia Annexation (AN-13-0048) was recorded March 3, 2014 along with the initial zoning map which established LR zoning on the property. In 2014, a sketch plan (SK-14-00002) proposing a development of single family homes totaling 1.67 dwelling units per acre was reviewed and a preliminary plat application (PP-14-00016) was subsequently submitted. The Andalusia preliminary plat was never completed and was not considered by Planning Commission and the Board of Trustees.

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred.

**Next Steps:**

In order for the subdivision to be fully implemented as shown in the sketch plan the following applications would need to be approved:

1. Comprehensive Plan Amendment
2. Preliminary Plat
3. PUD
4. Site Plan
5. Final Plat

**ATTACHMENTS:**

- a. Staff Memo
- b. Review Comments
- c. Sketch Plan
- d. Applicant Submittal
- e. PC Minutes