

## **Overview**

- **General Land Plan (GLP) formerly approved as Howard Tract**
- **Original GLP approved in September 2016**
- **Currently calls for 142 SF lots to comply with R-1 district standards**
- **Preliminary Plat approved for all 142 lots**
- **Final Plat for Section 1 approved and recorded for 50 lots, including two access points into subdivision**

## Overview

- **Current GLP calls for 5.8 acs of open space**
- **Applicant requesting to eliminate 0.9 ac private park and replace with 5 additional SF lots**
- **Proposed amendment would have 4.9 acs of open space**
- **Proposed 5 lots requires no additional improvements beyond original TIA**
- **With addition of 5 lots, storage capacity for drainage well above min. CoSL standards**



# Current Approved General Land Plan



# Proposed Amendment No. 1



[illegible]



## **Recommendation**

- **Planning & Zoning Commission reviewed and made a unanimous recommendation of approval during their meeting on 12-12-17**
- **Staff supports a recommendation of approval for proposed Clements Crossing General Land Plan Amendment No. 1 to the Mayor and City Council**