

## SUBDIVISION OVERVIEW- Trinity Townes

**PROPERTY OWNER(S):  
TRINITY POINT DEVELOPMENT, LLC**

<b>REQUESTED ACTION</b>	Final Plat Phase 3 Approval
<b>TAX MAP NUMBER</b>	644-00-00-043
<b>LOCATION</b>	Dam Road / Stonecrest Blvd.
<b>CURRENT ZONING</b>	Game On PDD-Villages E, H, G
<b>DEVELOPMENT TYPE</b>	Single Family Attached (Townhomes)
<b>MINIMUM LOT SIZE</b>	1,850 sq. ft.
<b>MINIMUM LOT WIDTH</b>	22 ft.
<b>MINIMUM SETBACKS</b>	20 ft. Street Yard Buffer, 37.5 ft. Residential Buffer
<b>DWELLING UNITS/DENSITY</b>	21 Townhomes
<b>TOTAL ACREAGE</b>	2.28 AC
<b>OPEN SPACE</b>	.56 AC

**Staff Summary:** The applicant submitted the Final Plat on 6/15/20 and it was reviewed by the Technical Review Team on 6/18/20. Minor revisions were requested and a 2<sup>nd</sup> submittal was on 6/22/20. The revised plat was reviewed, and additional revisions requested. The revised plat was resubmitted on 6/23/20 and approved. The Planning Commission Meeting for July was cancelled due to staffing issues. A Final Plat Comment/Note Sheet is also attached.

**STAFF RECOMMENDATION:** Staff recommends Approval based on the Review and Approval of the Final Plat by the Technical Team on June 23, 2020 and contingent upon approval of the Letter of Credit for Infrastructure and Performance, Labor, and Materials Surety Agreement by Council.

Planning Commission: Approval ( )      Conditional Approval (X)      Denial ( )      Deferral ( )

Date: 7/20/20