



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Griffith's Creekside Estates
Final Plat
Map - 072
Parcel(s) – 018.03

Request: Dean Design Group, on behalf of SRG assets, requests final plat approval for Griffith's Creekside Estates off W. Division Street. This single family residential project is located in district 2.

History: This single family residential project received _____ approval via _____ and subsequent approval on _____. The subject property consists of 7.22 acres on the north side of W. Division, and just east of Brookstone subdivision. Currently, this property exists as a single parcel.

Analysis: There are seven single family residential lots proposed, averaging in size from 20,000 sf to 25,501 sf. Building setbacks are 30' front, 20' side and 20' rear. Addresses have been provided. The ingress/egress shall be provided via a private access drive to W. Division Street. The plat includes access and utility easements as well.

Summary: Outstanding items are minor in nature and may be addressed via the conditions as noted:

Recommendation: Staff recommends approval of the final plat for Griffith Creekside Estates, subject to the conditions of approval below.

Planning and Zoning:

1. Building permits shall not be pulled until the final plat has been formally recorded.

Engineering:

1. General Note: Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
2. Conditions of the previously approved preliminary plat apply.

3. All remaining punch list items shall be completed before the final plat is signed.

WWUD:

1. No comments received. Consult with WWUD

West Wilson Utility District:

1. No Comments Received