



MEMORANDUM

Date: October 19, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Bradshaw Farms Ph 1B
Final Plat
Map - 072
Parcel(s) – 43.04

Request: Ragan Smith, on behalf of the owner and developer, requests Final Plat approval for Phase 1B of Bradshaw Farms residential PUD in District 3, consisting of 75 single family lots, r-o-w, access easements, six open spaces and a future development lot.

Analysis: Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road and Andrea Drive in this phase. The PUD was established 2022 via ordinance 22-37. The zoning is RS-15 PUD. Phase 1B consists of 75 single family lots (of 533 total for the PUD), open space lots, various easements and right-of-way. The total area being platted in this phase is 24.98 acres; 6.9 acres of public and private R-O-W, 10.86 acres in residential lots, 4.55 acres of open space.

Setbacks are consistent with previous approvals (20'f, 6's. and 20'r). Six-foot-wide sidewalk is shown on both sides of the streets. Street lighting is identified. Addresses are provided. Critical lots are identified. Street lighting is provided. The applicant has provided a matrix to track the design guideline waivers granted with this PUD.

Summary: The applicant has addressed most of the comments received from Open Tech Review and in the Final Plat Checklist. Items left outstanding are found in the conditions below.

Recommendation: Staff recommends approval of the Final Plat for Bradshaw Farms Phase 1B, subject to the following conditions:

Planning & Zoning:

1. All conditions of Ordinance 20-05 shall be adhered to.
2. Public Access Easements shall be defined and recorded.
3. A building matrix shall be provided to the Building and Planning Department to assist staff track the granted design waivers.
4. Vintage Series plans shall have a brick column to separate garage doors.

Public Works:

1. All punch list items from Public Works must be completed prior to Public Works signing of the plat.
2. All requirements of the PUD, Ordinance 2020-05 shall be met.

West Wilson Utility District:

1. WWUD has no comments.