



Legislation Text

File #: PC-17-24_03(a), **Version:** 1

AGENDA CAPTION:

PC-17-24_03 (Paso Robles Phase 3A Final Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for an amendment of an approved Final Plat for approximately 31.111 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)

Meeting date: 2/27/2018

Department: [Click or tap here to enter text.](#)

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

City Council Goal: [Please select goal from dropdown menu below]

Goal #5 Maintain & Improve City's Infrastructure

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

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Background Information:

The Planning & Zoning Commission first approved this plat on August 8, 2017. The plat has not been recorded and the applicant is requesting an amendment to the approved plat in order to rearrange the residential lots, ultimately decreasing the number of lots from 95 to 92.

The subject property is part of the Paso Robles Planned Development District and has a base zoning of Mixed Use. This section is within the single-family portion of the development and provides for the development of 92 residential lots and nine open space / drainage lots.

Flying Orchid Drive will be extended which will connect this phase with McCarty Lane. Five new private streets are proposed. City water and wastewater lines will be extended through all streets.

The developer intends to post surety for the public improvements in order to record the plat prior to completion of those improvements which include water, wastewater, and streets. A Subdivision Improvement Agreement was approved by the Planning & Zoning Commission in August 2017.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request and determined that all of the criteria have been met and is recommending **approval** of this final plat as submitted.