

D. FINAL PLAT NO. 2008-51 – HOLLY RIDGE CONDOS – Vicinity of the northeast corner of 159th Street and Lowell Avenue

1. APPLICANT: Tom French Construction Company, Inc., is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of an 84-lot and two-tract final plat to allow a multi-family development.
3. LOCATION: The 14-acre property is located in the vicinity of the northeast corner of 159th Street and Lowell Avenue.
4. EXISTING ZONING: This property is currently zoned RP-4, Planned Cluster Housing District (Rezoning No. 2002-4).
5. ANALYSIS: The applicant is requesting approval of an 84-lot revised final plat for the Holly Ridge townhome development. The property is currently platted and reflects the approved building layout.

The proposed re-plat will create envelopes around the revised building layout shown on the revised preliminary plan. This plat is for just over half of the residential units of the site. The remaining portion of the development will remain as it is currently platted.

The proposed lot pattern will allow individual ownership of each residential unit in the development. The lots include private outdoor space or a patio behind each unit.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Plat No. 2008-51, Holly Ridge Condos, subject to the following stipulation:
 - a. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.