

**AGENDA FOR THE
MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, JULY 1, 2024
5:00 PM**

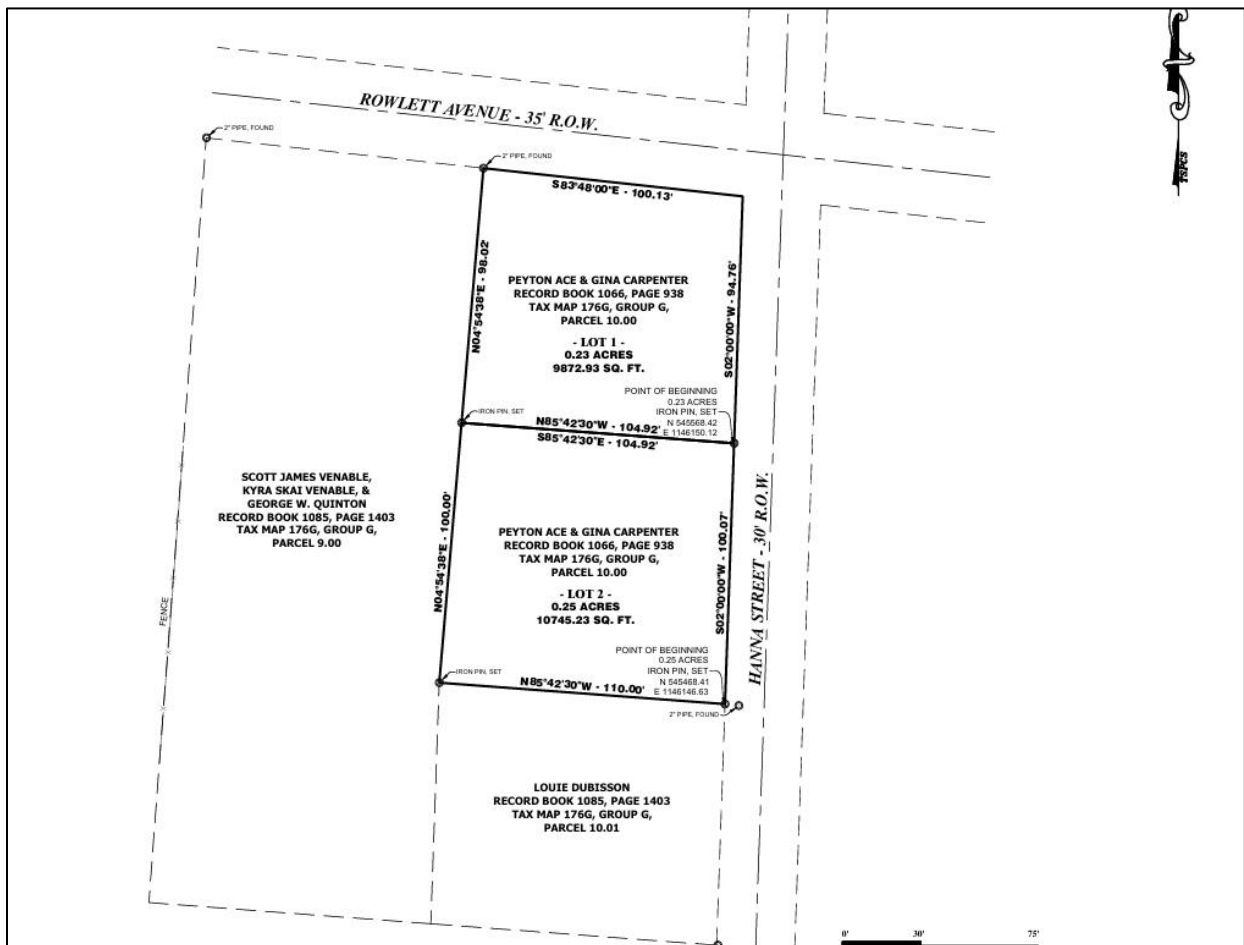
- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
 - A. Final Plat – Carpenter Subdivision**
 - B. Final Plat – Steeplechase Subdivision, Section 3**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

MEMORANDUM

TO: Medina Municipal / Regional Planning Commission
 FROM: Donny Bunton, Community Planner
 DATE: June 24, 2024
 SUBJECT: STAFF PLANNER’S REPORT ON AGENDA ITEMS

- I. DETERMINATION OF QUORUM AND CALL TO ORDER
- II. REVIEW AND APPROVAL OF MINUTES
- III. CITIZENS COMMENTS
- IV. NEW BUSINESS

A. Final Plat – Carpenter Subdivision



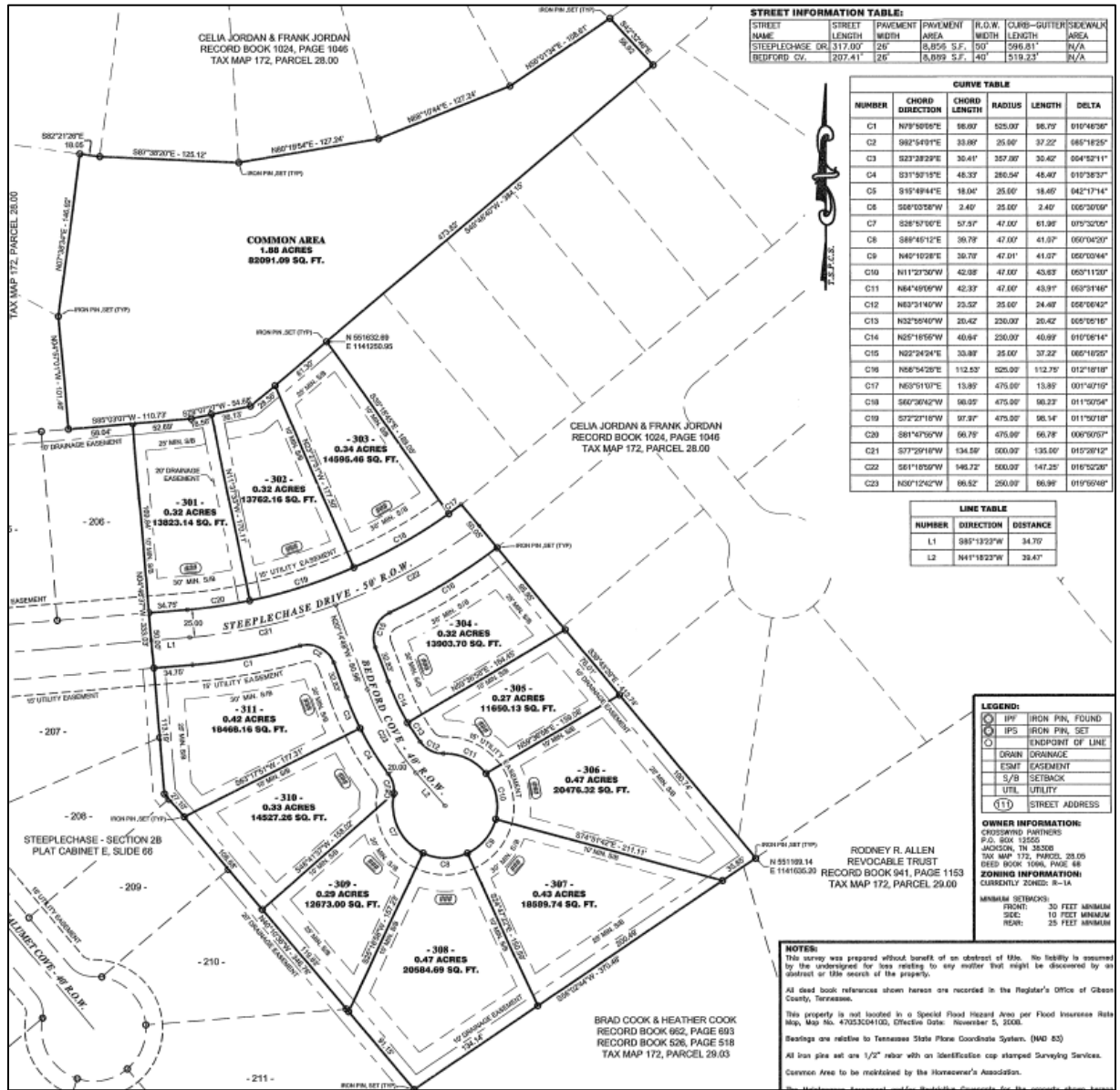
Background. A final plat has been submitted which would split a single property into two lots. The property owners/developers are Peyton Ace and Gina Carpenter. The proposed lots are zoned R-2 (High Density Residential) and they do have access to water and sewer service. The property does not appear to be located in a designated flood hazard area.

The sizes of the proposed lots are 9,872.93 and 10,745.23 square feet, respectively.

Analysis. The staff planner finds no deficiencies with the submitted plat, as it appears to meet all minimum criteria.

Recommendation. The staff planner recommends approval.

B. Final Plat - Steeplechase Subdivision, Section 3



Background. A Final plat has been submitted for Section 3 of Steeplechase Subdivision. This phase proposes to create 11 lots and a common area on 6.51 acres. The property is zoned R-1A and it is not located in a designated flood hazard area. Portions and entireties of two streets are proposed as part of this phase, in addition to the accompanying water and sewer lines.

The proposed lots range in size from 11,650 to 20,584 square feet in size, while the common area is 1.88 acres in in size.

The original schematic plat for this proposal was approved in 2017, with a (slightly) revised schematic plat being approved in 2022. Construction drawings for this phase were approved in 2020.

Analysis. It appears all of the minimum regulatory requirements have been met, with regards to the proposed plat. However, an appropriate performance bond (as determined by the City Engineer) will need to be set in order to assure completion of the proposed streets and drainage improvements. Also, documentation which shows that a homeowners association will be created to maintain the common area must be submitted, prior to approval of the final plat.

Recommendation. The staff planner recommends approval, upon the above noted issues being addressed.

- V. OLD BUSINESS
- VI. OTHER BUSINESS
- VII. ADJOURNMENT