



Legacy Place Phase 2 Preliminary Plat PP25-01

Planning Commission Hearing – September 25, 2025

Sydney Tirella
Senior Planner





Request

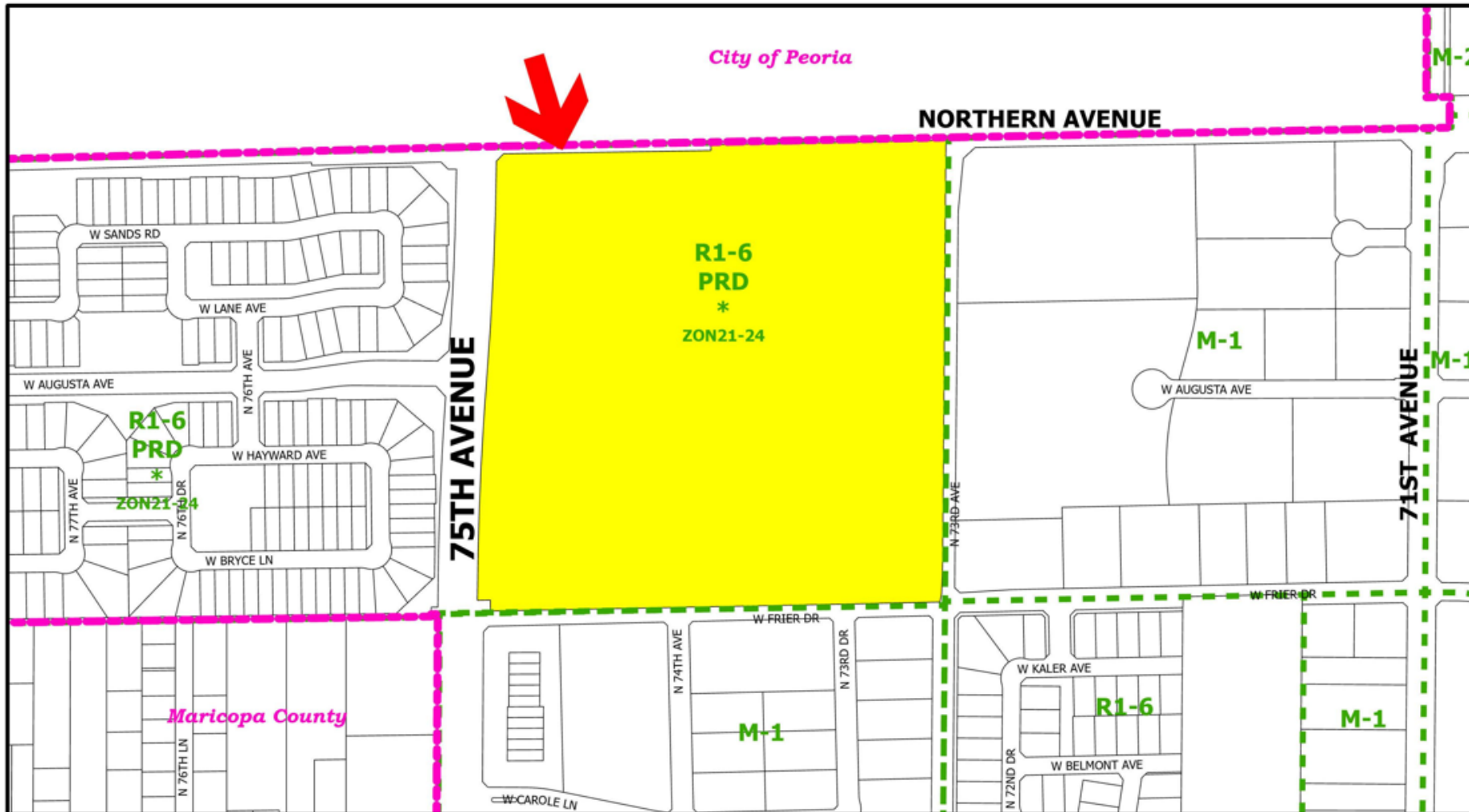
Planning Commission approval of the Preliminary Plat for Legacy Place Phase 2 (PP25-01) with stipulations.

Applicant / Owner:

Joshua Robinson, PE, Colliers Engineering and Design /
Shea Homes LTD Partnership

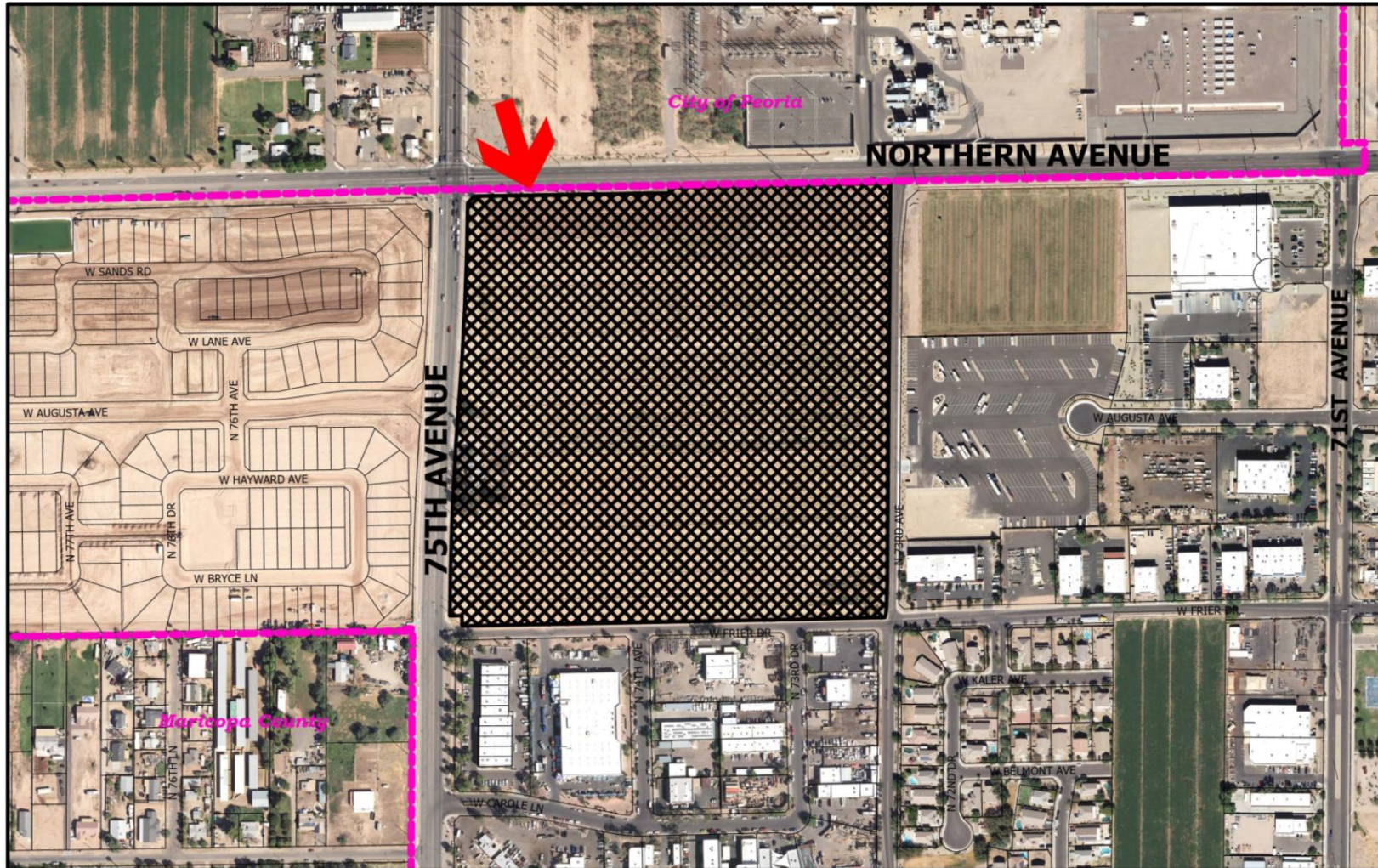


Zoning Map





Aerial Map



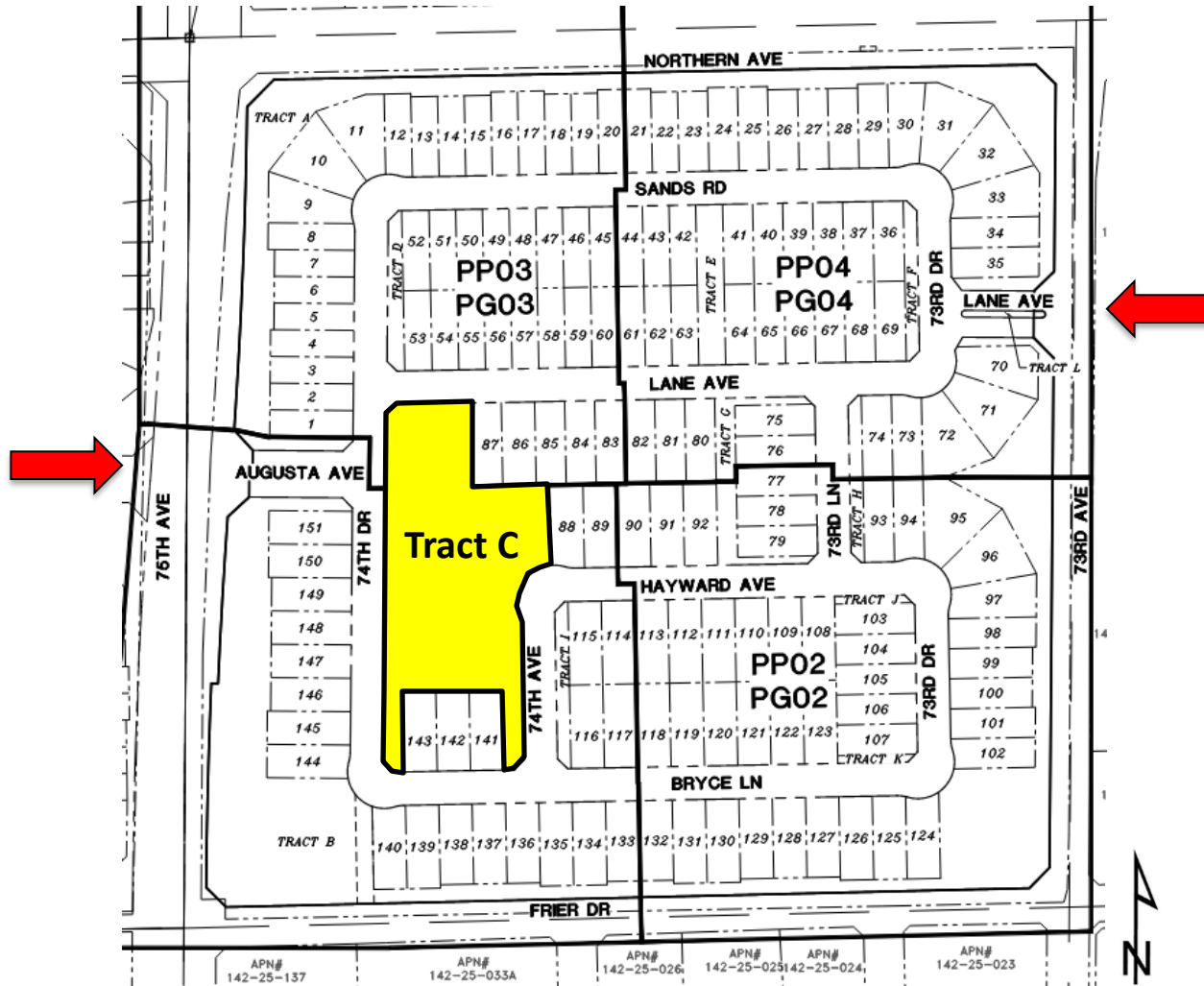


Project Details

- Approximately 35 acres
- 151 single family lots
- Shared amenities
- Varied lot sizes



Conceptual Site Plan





Public Involvement

- Notification Letters: August 18, 2025
- Mailing: August 29, 2025
- Published: September 3, 2025
- Site Posting: September 5, 2025



Findings & Analysis

- This request meets the requirements of the Subdivision and Minor Land Division Ordinance and meets the intent of providing suitable building lots under the Residential Design & Development Manual.
- The proposal would be a viable use of an infill property near existing infrastructure, would provide housing in proximity to jobs, shopping, and services, and thereby adds to the housing variety in the area.



Findings & Analysis

- The Preliminary Plat has provided all information required in Section 31-24 of the City Code.
- All applicable City Departments have reviewed this request and have recommended approval.



Recommendation

Staff recommends approval of PP25-01 subject to the following stipulation:

Development shall be in substantial conformance with the preliminary plat, stamped received August 19, 2025, and narrative, dated March 21, 2025, for Legacy Place Phase 2.



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