



PREPARED FOR THE PLAN COMMISSION

- Project Address:** 566 Schewe Road
- Application Type:** Zoning Map Amendment, Demolition Permit, and Preliminary Plat
- Legistar File ID #** [49707](#), [49533](#), and [49534](#)
- Prepared By:** Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted
- Requested Actions:** Approval of a request to rezone land generally addressed as 566 Schewe Road from Temporary A (Agricultural District) to TR-C3 (Traditional Residential–Consistent 3 District); approval of a demolition permit to demolish the single-family residence at 566 Schewe Road; and approval of the preliminary plat of *Eagle Trace*, creating 235 single-family lots, one outlot for a public park, one outlot for future development, and four outlots to be dedicated to the public for stormwater management.

Addendum

Following publication of the Planning Division staff report for this subdivision, the applicant, Veridian Homes, and staff from the Planning Division and the Parks Division held a series of conversations about the recommended conditions of approval. As a result of those conversations, staff would like to offer the following two revised conditions for the proposed preliminary plat:

4. That a revised preliminary plat be submitted with the final plat of Eagle Trace that ~~incorporates the revised street alignments depicted on the attached staff graphic, including the shifting of shifts “A” Street to the east away from the southwestern corner of the property, and the shifting of “F” and “J” Streets west to allow for a block of lots to center on the common line between the Schiller and QRS Company parcels to the north.~~

Discussion: With this revision requested by the applicant, the desired shift of “F” Street away from the shared lot line between the Schiller and QRS parcels will instead occur north of the boundary of the Eagle Trace subdivision at the time the Schiller property (on which the applicant’s proposed alignment of “F” Street will fall) is attached to the City and subdivided.

5. That ~~the applicant work with staff prior to submittal of the final plat to relocate~~ proposed Lots 83-86 ~~be eliminated or relocated from the south side of White Fox Lane~~ to create a cohesive park dedication on Outlot 3 along White Fox Lane.

Discussion: The original condition sought to remove/ relocate Lots 83-86, not reduce the net development by four lots. The revised condition is intended to better express staff’s desire to work with the applicant on alternative locations in the subdivision for those four lots, including the potential for some or all of those lots to be accommodated elsewhere on the perimeter of the proposed park on Outlot 3.