

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: June 1, 2021

Subject: Revised Preliminary Plat for Lots 1-29, Block 1; Lots 1-2, Block 2; Lots 1-22, Block 3; Lots 1-13, Block 4; Lots 1-12, Block 5; Lots 1-11, Block 6, River Run Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Blairhill Properties, Inc. has submitted a revised preliminary plat for River Run Addition. The revised preliminary plat proposes to add three lots to a preliminary plat approved in January 2021.

Background:

The Preliminary Plat of River Run Addition was approved by the Planning Commission in December 2020 and by the City Council in January 2021. A revised Preliminary Plat has since been submitted, which proposes to add three lots within the 22-acre subdivision. The changes include:

Block 1 - featuring 0 ~~7~~ traditional single unit lots and 28 ~~20~~ zero-setback lots designed for individually owned twin-home units with shared common walls. 29 ~~27~~ lots total (1 outlot for drainage).

Block 2 - featuring 2 single family lots.

Block 3 - featuring 11 ~~20~~ single family lots, 10 zero-setback lots designed for individually owned twin-home units with shared common walls, and 1 ~~two~~ outlots for drainage.

Block 4 - featuring 7 single unit lots and 6 zero-setback lots designed for individually owned twin-home units with shared common walls. 13 lots total.

Block 5 - featuring 12 single family lots.

Block 6 - featuring 11 single family lots.

Recommendations:

The Development Review Team reviewed the proposal and recommends approval. Staff recommends approval.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Approve as amended
3. Deny
4. Table until a future meeting

Supporting Documentation:

1. Notice
2. Revised Preliminary Plat
3. Approved Preliminary Plat