

# City Council Agenda Memo

**From:** Ryan Miller, City Planner

**Council Meeting:** June 22, 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; all in River Run Addition

**Person(s) Responsible:** Mike Stuck, Community Development Director

## **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.

## **Item Details:**

The plat includes:

Block 1 – featuring 28 single-family zero-feet side yard lots designed for individually owned twin-home units with shared common walls and one outlot for drainage (29 total lots).

Block 2 – featuring two single-family lots.

Block 3 – featuring 11 single-family lots, 10 single-family zero-feet side yard lots, and one outlot for drainage (22 total lots).

Block 4 – featuring seven (7) single-family lots and six (6) single-family zero-feet side yard lots (13 total lots).

Block 5 – featuring 12 single family lots.

Block 6 – featuring 11 single family lots.

In total, the revised preliminary plat adds three additional lots from the original preliminary plat. The increase will allow the development to add more density in the form of additional single-family zero-foot side yard units. The additional density is still within the suggested density for the Medium Density Residential Land use described in the Future Land Use Plan. Density in the Medium Density Residential Land Use Category is suggested between four and twelve units per acre. This development includes 4.04 units per acre.

No changes to the street layout or other major changes are included in the revised preliminary plat; however, Section 51-34 requires a revised preliminary plat anytime additional lots are added to an approved preliminary plat.

**Legal Consideration:**

None.

**Strategic Plan Consideration:**

Economic Growth – the revised preliminary plat adds additional density to a development proposed for affordable workforce housing.

**Financial Consideration:**

None.

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a study session
5. Do nothing

The Development Review Team and staff recommend approval.

The Planning Commission voted 7-0 recommending approval on June 1, 2021.

**Supporting Documentation:**

Legal Notice

Planning Commission Minutes

Revised Preliminary Plat

Approved Preliminary Plat

Area Map

Zoning Map