

Planning Commission Agenda Memo

From: Staci Bungard, City Planner

Meeting: June 2, 2020

Subject: Preliminary Plat for Lots 1-11, Block 21 and Lots 1-9, Block 22, Timberline Addition

Person(s) Responsible: Staci Bungard, City Planner

Summary:

The applicant is seeking Preliminary Plat approval for 20 residential lots in Timberline Addition.

Background:

The property is located north of Steamboat Trail and is currently in the process of being annexed and rezoned to R-1C. The City Council is scheduled to act on the annexation on May 26, 2020 and the rezoning on June 9, 2020. The subdivision layout is designed to work with the natural pond on the land. The lot sizes, frontages, and street design meet the requirements. The topography, high water table, and pond limit the ability to have a connected street network in the area.

Discussion:

The area is well suited for future residential development and the utility services are available. The Comprehensive Plan envisions the land area to be developed as low density residential development. The Preliminary Plat meets the intent of the Comprehensive Plan.

Findings of Fact:

1. The Preliminary Plat meets all the requirements of the Subdivision Regulations and Zoning Ordinance.
2. Preliminary Plat approval is contingent upon approval of the annexation and rezoning request.
3. The secondary access requirement will be considered at the Final Plat stage.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Approve with amendments
3. Deny

Staff Recommendation:

Staff recommends approval of the Preliminary Plat with the following contingency:

1. Acceptable street names shall be shown on the Preliminary Plat prior to forwarding to the City Council.

Action Requested:

Approval of the Preliminary Plat.

Supporting Documentation:

1. Notice
2. Memo
3. Preliminary Plat
4. Aerial Map