

City Council Agenda Memo

From: Mike Struck, Community Development Director

Meeting: January 12, 2021

Subject: Preliminary Plat for Lots 1-27, Block 1; Lots 1-2, Block 2; Lots 1-21, 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 Struck, Community Development Director

Summary:

A preliminary plat has been submitted for River Run Addition, a 6 block, 85 lot single-family subdivision with two drainage lots located on a 22-acre parcel.

Background:

Blairhill Properties, Inc. has submitted a preliminary plat for River Run Addition. River Run Addition will include 85 single-family lots and two outlots on a 22-acre piece of property located generally south of 20th St S and west of Valley View addition.

The subdivision includes the following blocks:

Block 1 - featuring 7 traditional single unit lots and 20 zero-setback lots designed for individually owned twin-home units with shared common walls. 27 lots total.

Block 2 - featuring 2 single family lots.

Block 3 - featuring 20 single family lots and 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.

The property is currently zoned R1-B and a rezoning proposal to R-3 is in order to satisfy the proposed single-family attached zero foot side yard units as well as the minimum lot area for many of the lots. Lots 10-26, Block 1 and Lots 2-6, Block 4 would not meet the minimum lot requirement for single-family units, however, these lots are being designed for single-family attached zero-foot side yard units. Therefore, when combining the lots for each half of the twin-unit, the minimum lot area requirement is met. The units per acre intensity proposed is consistent with the comprehensive plan.

Primary access for the subdivision will come off 20th St S with secondary access coming from the east at Rapid Valley Street. Circulation will be provided by an additional north south street and three east west streets within the subdivision. One of the two north-south streets may serve as a collector street for future growth to the south as noted in the future street map within the comprehensive plan. All streets will be public.

Water service is available and will come off 20th St S. Sewer service is also available. Lots 16 and 28 will serve as drainage areas. A preliminary drainage plan has been submitted and reviewed by the Engineering Department and is consistent with the preliminary drainage plan requirements.

The Development Review Team (DRT) reviewed the preliminary plat on November 12 and was receptive of the plan. The DRT discussed the potential need for a collector street in the area to serve future growth to the south, access to utilities, and the need for a preliminary drainage plan prior to final approval of the preliminary plat.

Findings of Fact:

1. Lot dimensions conform to R-3 standards.
2. Block standards are met.
3. Secondary access is provided.
4. Units per acre density conforms to the comprehensive plan.
5. Upon receipt of a preliminary drainage plan, all required data is included.

Item Details:

The River Run preliminary plat is consistent with the Comprehensive Plan's Future Land Use Intensity as the proposed development consists of 3.86 units per acre, below the recommended Medium Residential Density of 4 – 12 units per acre.

Legal Consideration:

None

Strategic Plan Consideration:

The River Run preliminary plat is consistent with the Comprehensive Plan's Future Land Use Intensity as the proposed development consists of 3.86 units per acre, below the recommended Medium Residential Density of 4 – 12 units per acre. The proposed preliminary plat is consistent with the City Council Strategic Plan, specifically addressing the goal of "Support housing and amenity development initiatives needed for workforce sustainability and stability".

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 work session
5. Do nothing

Based on the above findings of fact, the Planning Commission voted 7 – 0 recommending approval of the preliminary plat.

The Development Review Team (DRT) recommends approval of the Preliminary Plat.

Supporting Documentation:

Memo

Legal Notice

Planning Commission Minutes

Preliminary Plat

Area Map

Zoning Map