

DIRECTOR'S COMMENTS

TO: Plan Commission

DATE: June 14, 2021

CASE NUMBER: 2021-06-01

GENERAL INFORMATION

APPLICANT: Skyline Builders

STATUS OF APPLICANT: Petitioner

REQUESTED ACTION: Preliminary Plat

PURPOSE: To subdivide a 14.98 acre± tract of land into 48 Lots

EXISTING ZONING: R-1

LOCATION: Parcel ID 004-015-001

SIZE: 14.98 Acres

EXISTING LAND USE: Residential

SURROUNDING ZONING/LAND USE:

NORTH:	R-1 – Residential
SOUTH:	R-1 – Residential
EAST:	R-1 – Residential
WEST:	R-1 – Residential

MASTER PLAN: Low Density Residential

ZONING HISTORY: Vacant

APPLICABLE REGULATIONS: Subdivision Regulations

SPECIAL INFORMATION

PUBLIC UTILITIES: City Sewer / Storm
PUBLIC SERVICES: Existing
TRANSPORTATION: Existing
PARKING: N/A

ANALYSIS:

The petitioner for the Springfield Subdivision is requesting to subdivide a 14.98 acre± tract of land into 48 lots with an average size of .31 acres. The preliminary plat for this subdivision has been submitted in a timely fashion and reviewed for its conformity to the Subdivision Control Ordinance.

The proposed stormwater management method and proposed connection to the City sewer system have been reviewed and approved by the City Engineer. Emergency services have reviewed the access roads leading back to the proposed developments and have no issues with accessing the existing Spring Hill Acres development or the proposed Springfield development. If future issues arise related to traffic safety, they can be brought before the Traffic Safety Commission for review.

The proposed lots meet the development standards for a subdivision within an R-1 zoning district. The requirements for this subdivision are listed below.

The following are the requirements for a R-1 District:

- 8,750 sq. ft. minimum lot size
- Minimum setbacks of 25' front, 25' rear, 7' side
- 45% Maximum lot coverage

Evaluation criteria for a preliminary plat

5.13. Proposed conditions. The preliminary plat shall be subject to the following conditions:

- a. Layout of streets, their names and widths, and widths of alleys, crosswalks and easements. The names of streets shall conform so far as practicable to the names of corresponding streets existing in the vicinity of the subdivision.
- b. Layout, dimensions and number of lots, gross acreage, total acreage of lots, lineal feet of streets.
- c. Parcels of land to be dedicated or temporarily reserved for public use or set aside for the use of property owners in the subdivision. Land dedicated for parks or other public uses shall be set forth and described in the articles of dedication and shall also be shown on the plat under the appropriate heading such as "Park Land" or "Out Lot for Public Use" on the plat thereof.
- d. Building setback lines.
- e. Proposed methods of providing for stormwater, sanitary sewage and water.
- f. Where the preliminary plat covers only a part of the subdivider's entire holding, a sketch of the prospective street system of the unsubmitted part shall be furnished and the street system of the submitted part will be considered in the light of adjustments and connections with the street system of the part not submitted.

RECOMMENDATION: Since this proposed subdivision meets or exceeds all of the requirements set forth in the City's municipal code, I recommend that you grant approval for the preliminary plat of the Springfield Subdivision.

ATTACHMENT(S):

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- 1) **PRELIMINARY & FINAL PLAT**
 - 2) **AERIAL**