



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Stevens Ridge Subdivision – Preliminary plat (Case #16-82)

Executive Summary

Approval of this request will result in the creation of a 19-lot residential subdivision to be known as “Stevens Ridge Subdivision.”

Discussion

The proposal is to subdivide two surveyed tracts of land into a 19-lot subdivision for the development of 18 single-family homes. The plat includes dedication of two new local residential streets that will be publicly maintained providing access to Route K and the undeveloped properties to the north and south of the subject site in the event of redevelopment.

The plat has been reviewed by internal and external agencies and found to be compliant with the zoning and subdivision regulations. Prior to the sale of lots within the development, construction plans for public infrastructure and a final plat will need to be submitted for review and approval.

At its March 24, 2016, meeting the Planning and Zoning Commission considered this request and voted unanimously (8-0) to approve the proposed plat. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report, locator maps, preliminary plat, 2007 annexation and zoning ordinance, and meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/04/2007	Approved annexation and R-1 (One-Family Dwelling District) as permanent zoning on the subject site

Suggested Council Action

Approve the proposed preliminary plat of Stevens Ridge Subdivision as recommended by the Planning and Zoning Commission.