

Planning Commission Agenda Item for September 9, 2014

Case Number 14.054SFP: Final Plat – Parkside Estates, Filing I

Applicant/Owner: Firstier Bank
High Plains Builders, LLC

Agent: ECS Engineers

Summary:

The applicant is seeking Final Plat approval for 36 new single family residential lots in an R-1, Single Family Residential District. The Final Plat also includes one (1) tract of land for future commercial development which is zoned C-1, General Commercial District.

Background:

The 11.83 acre property is located north of Pintail Drive near the intersection of Butler Spaeth Road and Pintail Drive. The property is currently vacant and is planned for single family residential development with the proposed lots averaging 9,678 square feet in size. Tract F is being reserved for future commercial development and is just over one (1) acre in size.

The Final Plat includes two (2) other tracts, Tract G and Tract H, which will be given to the City for drainage purposes at the time of Final Plat recording. The property has one (1) abandoned gas well which is located in Cianna Court. The abandoned gas well is not anticipated to cause any significant issues with the development, however grading may be impacted. The applicant and agent have worked extensively with City staff to ensure the drainage design will be adequate. The applicant has agreed to fence out the drainage easements prior to beginning residential construction so potential homeowners will know the yard area that may be fenced. This will help alleviate issues with fences that are illegally constructed in drainage easements.

The Final Plat is in substantial compliance with the approved Preliminary Plat. City Council approved the Preliminary Plat on August 19, 2014 and the Planning Commission recommended approval on August 12, 2014. The Parks and Beautification Board reviewed and approved the Preliminary Plat on July 24, 2014. The developer will pay the Parkland Development fee of \$350 per lot prior to recording the Final Plat.

Planning Requirements:

1. The Parkland Development fee as recommended by the Parks and Beautification Board of \$350 per lot, for a total of \$12,600 shall be submitted prior to recording the Final Plat.
2. A Warranty Deed for Tract G and H shall be submitted to the City prior to recording the Final Plat.

3. A Permit to Construct is required and shall be issued one (1) week prior to City Council acting on the Final Plat.
4. A Recorded or Unrecorded Plat Agreement and necessary attachments shall be submitted prior to City Council acting on the Final Plat.
5. All requirements of the Campbell County Fire Department shall be adhered to.
6. The Final Plat shall contain a note regarding the abandoned gas well in Cianna Court. The note shall state that grading in the area may be affected by the abandoned gas well.
7. A Consent to Subdivide form shall be submitted and recorded with the Final Plat.
8. The applicant is responsible to ensure that all lots are buildable with the Zoning Ordinance and other City requirements.
9. The developer has agreed to install a fence delineating the Drainage Easements shown on the plat prior to any residential construction commencing. The fencing improvements shall be included on the Addendum A, Cost Estimate, and there shall be a note included on the Final Plat. The note on the plat shall state, upon development of the lots adjacent to the drainage easements, all drainage easements shall be fenced out of the adjoining lot area and no fencing or other obstructions shall be allowed through, or within, any drainage easement shown on the plat.

Cosmetic Changes:

- a. The Final Plat shall reflect all the changes shown in ePlans.

Staff Recommendation:

Staff recommends approval of the Final Plat for Parkside Estates, Filing I, Subject to all Planning Requirements.

This Final Plat is tentatively scheduled for review by City Council on September 16, 2014 at 7:00 p.m. in the City Council Chambers.

Save: 14.054SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Staci Bungard