



## **Planning and Engineering Review:**

Note that the Development Agreement has been executed with the City for this development. Per the executed Development Agreement (6/6/2023), the Developer may develop the residential sections to any residential lot size without limitation subject to the terms of and lot sizes set out below. The Developer has agreed to develop traditional single-family lots in at least three different lot sizes as set out in the table below, and the lot sizes for traditional single-family homes will not include any lot size smaller than fifty (50) feet. The Developer will also develop lots for Non-Traditional Homes to provide an additional mix of product types within the community, for which the fifty (50) foot lot minimum does not apply. The Developer agrees that the mix of housing product at ultimate build out will meet the following:

Lot Size/Product Type	Minimum Percentage of Lots
50-54 feet	10%, provided, however, not more than 50% of the number of lots will be within this lot size
55-59 feet	10%
60+ feet (includes 60s,65s, 70s, 75s, 80s)	10%
Non-Traditional Homes	10%

**Staff concludes that Section 4 complies with the executed development approved percentages on lot mixes.**

The City Engineer has reviewed the preliminary plat for the above referenced subdivision and listed 14 textual deficiencies. The responses to the comments have not been resubmitted and addressed by the applicant prior to this agenda posting. Staff expects all comments to be cleared prior to City Council's final approval. Staff will update the Commission during the meeting.

Sheet 1 of 2

1. Verify all P.U.E. requirements (e.g. locations) are met with private utility companies including interior/side lot easements.
2. Remove plat note #18 if not applicable.
3. Verify and update bearing information shown in the metes and bounds description (Typical):
  - Metes and Bounds - Show this information in an inset on the plat in connection to the point of commencement.
  - Metes and Bounds - Information does not match curve table for curve C1.
  - Metes and Bounds - Bearing does not match line table (L1).
  - Metes and Bounds - Bearing does not match plat drawing.
    - Metes and Bounds - Information does not match line table for line L1.

Sheet 2 of 2

1. Recommend providing contours in grayscale line weight so other plat information is legible

2. Verify and update associated dedication of proposed P.U.E. with this plat to be 7.5'. The 15' dimensioning can be placed as reference.
3. Verify and update to be a separate block (per block length requirements) (LDC Sec. 23-11).
4. Show bearing and distance found in the metes and bounds description.
5. Label point of beginning on plat.
6. Line L4 bearing does not match metes and bounds description.
7. Line L1 distance does not match metes and bounds description.
8. Curve C1 information does not match metes and bounds description.
9. Verify and update label to read Proposed Ashland Section Six.
10. Provide a plat legend for this sheet.
11. Show line types in plat legend or label on plat drawing.

**RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat for Ashland Section 4, conditioned to all outstanding comments are satisfied by the applicants prior to City Council's final action on September 26, 2023, and approvals as required of the referral agencies.

**SUGGESTED MOTION:**

I move that we recommend the approval subject to the condition that all comments are cleared, subject to final approvals of all referral agencies, of the Preliminary Plat for Ashland Section 4 and forward it to City Council for final consideration and approval.