



Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for Crimson Peaks subdivision. (2nd Revision)

Zone: Single Family SF-.50 for entire parcel (based on updated info from Mayor Lindhardt)

Acres: 176 acres in this Preliminary Plat

Project location: South side of Hwy 59 between Crimson Parkway and Gooseberry Way

of Lots: 262

Applicants: Travis and Scout Holm

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 262 lots located on the south side of Hwy 59 and generally between Crimson Parkway and Gooseberry Way. Contrary to previous assumption the entire area was zoned SF 0.5 some years ago so the applicant has submitted a similar plat to the submittal provided about 2 months ago with half acre lots for the entire subdivision. The preliminary plat shows compliance with the minimum lot sizes in the SF 0.5 zone. The proposed subdivision is laid out in a grid pattern with square blocks and public streets. There are no hills, springs or seeps located on the property according to the plat submittal information.

Streets and Utilities: The proposed subdivision will be served with public streets to city standards. The Master Road Plan shows an East -West road along the northern portion of the subdivision and this road is planned through the subdivision in a location slightly to the south.

The Big Plains Water District has issued a preliminary will serve letter for a total of 31 lots (lots 1-10, 50-63, and 80-86). A 8" water main will be installed to serve the subdivision.

A final "Will Serve Letter" will be issued on a phase by phase basis it appears.

The Ash Creek SS District needs to grant approval of the applicant's wastewater disposal plan. The wastewater plan includes a pressurized 6" sewer main and also septic tanks with each lot. The Ash Creek SS District has issued a conditional will serve letter for sewer service.

Storm drainage and flooding control will be reviewed and approved by the City Engineer (Sunrise Engineers) as part of the final plat submittals.

Recreational amenities (ie, pool & clubhouse) are proposed but the long-term maintenance and ownership of these amenities is not explained in the application and it is unclear if a HOA is proposed to provide the long-term maintenance.

Staff Comments: Preliminary Plat consideration should include a discussion on the following issues;

1. Subject to approval of a wastewater disposal plan by Ash Creek SS District. The final plat will require a final approval by Ash Creek SS District for the wastewater plan.
2. The present water commitment is for only 31 lots, and not for the entire project of 262 lots. The applicant should work with both the Ash Creek SSD and the Big



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Plains Water SSD to obtain approvals for the water and sewer service for the entire proposed project.

3. Explanation of how long-term maintenance on the pool and clubhouse will be provided.