



Shums Coda Associates

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Planning Commission agenda report for June 28, 2023: Preliminary Plat for Crimson Peaks subdivision.

Zone: Single Family SF-.50

Acres: 176 acres this Preliminary Plat

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

of Lots: 262

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

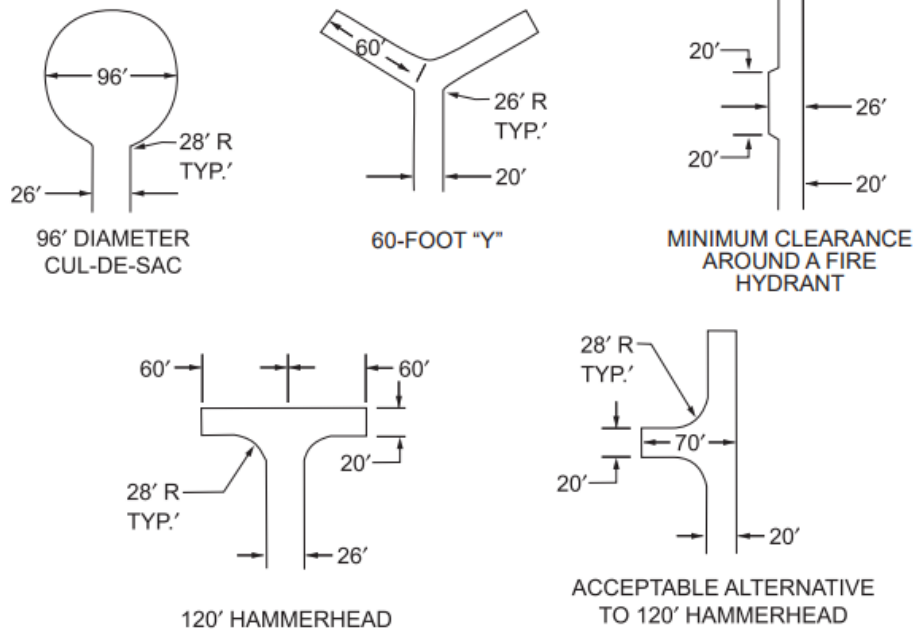
Preliminary plat: The plat contains 262 lots located on the south side of Hwy 59 and generally between Crimson Parkway and Gooseberry Way. The subdivision area is zoned SF-.50 with minimum lots size in this zone is 20,000 square feet. The preliminary plat shows compliance with these minimum lot sizes subject to approval of a pending zone change for 12.47 acres, requesting SF-.50 zoning. 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 Big Plains Water District has issued a preliminary serve letter for a total of 31 lots (lots 1-10, 50-63, and 80-86). The Ash Creek SS District needs to grant approval of the applicant's wastewater disposal plan.

Storm Drainage, Flood control, Sewer lines and Water lines to be reviewed by the City Engineer prior to Construction Drawing approval. (Sunrise Engineering)

Staff Comments: Preliminary Plat is ready for approval subject to approval of a zone change on 12.47 acres located in a portion of the proposed subdivision, and also subject to approval of a wastewater disposal plan by Ash Creek SS District. 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 Plains Water SSD to obtain approvals for the water and sewer service for the entire proposed project.

Fire comments: Dead-end fire apparatus access roads in excess of 150 feet shall have an approved turnaround as indicated below. Dead-end apparatus access roads, during phased development shall have approved turnarounds if longer than 150 feet. (2018 IFC 503.2.5)



Show all turning radius are a minimum of 35 feet inside and 55 feet outside face of curb. (2018 IFC 503.2.4)

Fire apparatus access roads shall support a gw of 85,000 lbs. Apparatus access roads shall be all weather surface. (2018 IFC 503.2.3)

Water/utility development plans shall show fire hydrant locations.