

Planning Commission agenda report for June 28, 2023: Preliminary Plat for Monson 20 Acre subdivision with 2 lots. (updated 6/27/2023)

Zone: Single Family Residential 5 acre /lot

Acres: 20 acres this Preliminary Plat

Project location: 1900 South and 1800 East

of Lots: 2 (also known as a Lot Split)

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 2 lots located at 1900 S. 1800 East. The subdivision is also called a lot split since one parcel is divided into 2 lots. This plat shows that each lot has 9.57 acres. The parcel # is AV-1365-D.

Streets and Utilities: The proposed subdivision (2 lots) fronts on 1800 East street. Please note that 1800 East street is designated on the Master Road Plan as a future local street and may need road improvements to bring up to city standard. Also the Master Road Plan shows that 2000 East Street is a proposed future collector street and street improvements may be needed along the west side of the proposed 2-lot subdivision. Road dedication and possibly street improvements are needed for 2000 East Street.

The Big Plains Water District has issued a water serve letter for the 2 lots from the water line in 1800 East Street. The Ash Creek SS District states that each lot meets the septic tank density standard and therefore septic tanks can be used subject to final approval from the Health Dept. Storm drainage and flooding control will be reviewed and approved by the City Engineer (Sunrise Engineers) as part of the final plat approval.

Staff Comments: The Preliminary Plat for the 2 lots is ready for approval, subject to the road dedication (road right of way) and possibly improvements for the 2000 East Street frontage, and also possible improvements on 1800 East Street.