



Staff Report

Date: April 29, 2026
Staff: Missy Gentry, Development Services Coordinator
Applicant: Jade Rodell-Tipton, Powell CWM & Nick Zvacek, Developer
Re: Hillside Estates Preliminary Plat Approval Extension
Project Location: Southeast intersection of East 163rd Street and Lexington Rd

Background Information:

- Approval Received from:
 - P & Z: 06/04/2022
 - City Council: 07/11/2022
- Off-site Sewer Extension:
 - Approved 06/03/23
 - Construction has been completed.
- On-site improvements:
 - Engineering comments were resolved on 08/02/23.
 - Approval from PWSD#5 for the water line extension.
 - Approval of the water line was given by DNR on 2/6/24.
- Commission granted a 2 year extension of the preliminary approval on June 4, 2024

Request:

The applicant is requesting an additional two (2) year extension of the Preliminary Plat of Hillside Estates

Current Status:

Infrastructure installation has begun and is currently still under construction. Tony Bakken, Public Works Director, has provided the following update on the status of the project.