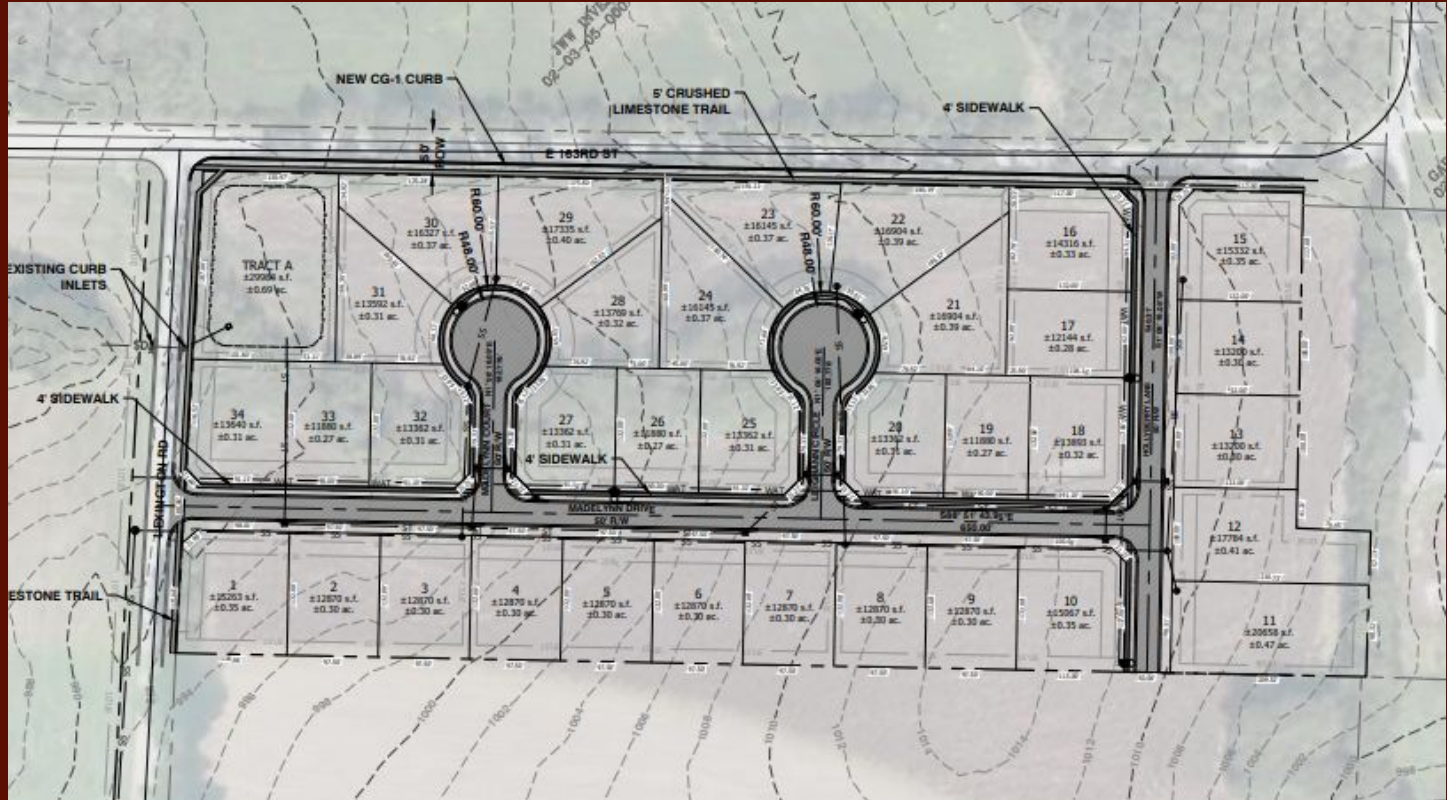


Preliminary Plat Application for Hillside Estates

Preliminary Plat



9 Guidelines for Decision

1. Conforms to all applicable provisions of the UDC ✓
2. Development pattern that is consistent with goals and policies of adopted planning documents ✓
3. Location, spacing, and design of proposed streets are consistent with good traffic engineering design principles ✓
4. The plat will be served with all necessary public utilities ✓
5. Each lot has adequate and safe access to/from a local street ✓
6. Sensitive to environmental features ✓
7. Located in an area of the city appropriate for current development activity ✓
8. The applicant agrees to dedicate land, right-of-way and easements as needed ✓
9. All submission materials have been satisfied in a timely manner ✓

Recommendation

- Staff recommends approval of this item based on the 9 decision criteria
 - Recommend waiving the Park Fee in the amount of \$11,900 (\$350/lot) in exchange for the limestone trail along Lexington & 163rd
- Planning & Zoning recommends approval of this item