



Staff Report

Background Information:

Project Location: E 163rd St & Lexington Rd

Applicant: Nick Zvacek Construction

Concept: Single-family residential subdivision consisting of 34 lots, with lot sizes ranging from 12,870 sq feet to 20,000 sq ft.

Guidelines for Planning & Zoning Commission Decision:

- 1. The plat conforms to all applicable provisions of the UDC:**
 - a. Zoning: Pending P&Z approval to rezone from Ag to R-1 (rezoning request will be heard prior to preliminary plat approval). If the rezoning is approved, the residential subdivision is an appropriate use for the zoning classification.
 - b. Development Standards: The proposed subdivision meets the UDC requirements for minimum lot area, minimum lot width, minimum lot depth, and setbacks.
 - c. Preliminary Plat Checklist: Staff use a preliminary plat checklist to ensure the plat meets all submittal requirements. All requirements have been met with the following exceptions:
 - i. Proposed deed restrictions and protective covenants (HOA rules): Due by applicant prior to final plat approval.
 - ii. Stormwater management plan: Due by applicant at time of construction plan submittal.
 - iii. Dedications: Due by applicant at time of final plat.
- 2. The plat represents an overall development pattern that is consistent with the goals and policies of the comprehensive plan, the official map, and any other applicable planning documents adopted by the city.**
 - a. Comprehensive Plan: The proposed development plan meets the goals of the comprehensive plan with a zoning use that is consistent with the future land use map, and a development pattern that allows for future growth.
 - b. Other Planning Documents: Lexington Rd and 163rd St are roadways shown on the city's Trail Master Plan. The developer has agreed to put in a 5 foot limestone trail along both roadways. The City has agreed to waive the Park Fee (\$350/lot * 34 building permits = \$11,900 waived) in exchange for the construction of the trail.
- 3. The location, spacing and design of proposed streets, curbs cuts, and intersections are consistent with good traffic engineering design principles.**
 - a. The proposed subdivision is accessed by two existing collector streets:
 - i. Lexington Road: Curb is existing, and the developer is to install a 5 foot limestone trail along the roadway.
 - ii. 163rd Street: Developer to install curb and 5 foot limestone trail along the roadway.
 - b. The proposed subdivision will also include the creation of 2 new residential streets:

- i. Madeline Drive is accessed from Lexington Rd and runs west to east to intersect with Hollyberry Lane. Four foot sidewalk will be installed along the north side of the roadway.
 - ii. Hollyberry Lane is accessed from 163rd St and runs north to south where it will stub for future growth to the south. Four foot sidewalk will be installed along the west side of the roadway.
- 4. The plat is served, or will be served at the time of development, with all necessary public utilities.**
 - a. All utilities and public infrastructure plans will be finalized at the construction plan stage, but the broad concepts are below:
 - i. Water: Public Water District #5
 - ii. Sewer: The developer will be installing an 8 inch sewer line through a utility easement from the Catholic Church property to the project site. Sewer service will be provided by the City of Pleasant Hill, and once the infrastructure is inspected and accepted, will be the responsibility of the City to maintain.
 - iii. Electric: Service will be provided by Evergy.
 - iv. Fire Hydrants: Will be installed to meet APWA standards (one hydrant installed at least every 500 feet).
- 5. Each lot in the plat has adequate and safe access to/from a local street.**
 - a. Each lot will have access to the newly created residential streets Madeline Drive and Hollyberry Lane, as stated above.
- 6. The plat will be laid out and developed in a manner that is sensitive to environmental features.**
 - a. Floodplain: The property is not located within the floodplain.
 - b. Trees/Landscaping: The developer intends to leave some of the existing treeline, if possible, with the trail construction. Each lot will be required to install minimum landscaping requirements.
 - c. Stormwater: A detailed stormwater study will be required as part of the construction plans to ensure proper drainage.
- 7. The plat is located in an area of the city that is appropriate for current development activity and which will not contribute to the need for inefficient extensions and expansions of public facilities, utilities and services.**
 - a. Water service lines are already existing at the project site. The developer is building the sewer line from a nearby property to the project site. The development will not require inefficient expansion of police or fire services, as nearby properties have already been developed.
- 8. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed.**
 - a. Dedications will be shown on the final plat for all right-of-way and easements.
- 9. All relevant and applicable submission requirements have been satisfied in a timely manner.**
 - a. All application materials were received by the applicant by the deadline.

Recommendation:

Staff recommends approval of the preliminary plat of Hillside Estates based on the criteria above.

Next Steps:

- If the Planning & Zoning Commission recommends approval of the preliminary plat, the application will move forward for approval by the City Council.
- If approved by the City Council, the applicant will then submit full construction plans to be reviewed by city staff and the city's contracted engineers.
- Once construction plans are approved, the developer will complete construction of all the infrastructure, to be inspected by city staff. Once complete, as-built drawings and a maintenance bond will be required.
- When infrastructure is complete, the applicant will submit a Final Plat application to be heard by the Planning & Zoning Commission and the City Council.
- Once all of the above steps are complete, the developer will become eligible to apply for building permits.