



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-58 A Resolution of the City Council Approving a Preliminary Plat for Tiger Creek, a Residential Subdivision Consisting of Approximately Forty (40.0) Acres Located at 3445 East Hines Street.

Submitted By: Chris Tabor, Principal Planner

Date: December 10, 2024

Issue Statement

S6 Tiger Creek, LLC has requested review and approval of a Preliminary Plat of approximately forty (40.0) acres, Tiger Creek, consisting of one hundred and fifteen (115) residential lots zoned High Density Single-Family Residential (R1-H), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately forty (40.0) acres of land located at 3445 East Hines Street. The property is zoned appropriately for the proposed plat, High Density Single-Family Residential (R1-H).

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.



Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains one hundred and fifteen (115) lots, each with a minimum lot size of 7,000 SF. The Preliminary Plat also consists of streets, open space, and drainage areas.

Transportation Plan

The Preliminary Plat proposes new Local Street connections: East Colonial Street from the west (Liberty Place Phase II) and two (2) new Local Street connections to East Hines Street. The new public streets will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS) during the previous Rezoning of the referenced property. The TIS accounted for full buildout of Tiger Creek in its analyses. The TIS indicated no transportation improvements were merited by the increased trips generated by the subdivision.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. The development will be served through a looped water main system connecting to an existing water main on East Colonial Street and to the water main running on the north side of East Hines Street. Construction of the development will require the relocation of the existing Lift Station located in Liberty Place Phase 2 to facilitate gravity flow throughout the development. The relocation of the Lift Station is required for sanitary sewer service and will be a cost associated with development of the property, paid for by the Developer. The effluent will flow from the relocated Lift Station to the Schuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility have capacity to serve the intended use.

Zoning Code

The Preliminary Plat of Tiger Creek has been platted for the construction of one hundred and fifteen (115) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater drainage.

Floodplain: The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain) and an identified Corps of Engineers Blue Line Stream; development of the property requires compliance with local, state, and federal regulations.

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Stormwater: The Preliminary Plat contains a Stormwater Detention Area in the northern portion of the development and a series of drainage areas aligning with the existing Corps of Engineers Blue Line Stream. The Plat contains a conceptual layout of the stormwater areas; these areas will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. A Stormwater Report will be reviewed by the City Engineer during Infrastructure Design review; any stormwater components impacting the Blue Line Stream will be reviewed and permitted with the Corps of Engineers.



The Stormwater Detention Areas and all open space/common area will be maintained by a Homeowner's Association.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

Recommended Action

Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**