



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-57 A Resolution of the City Council Approving a Preliminary Plat for Legacy Estates, a Residential Subdivision Consisting of Approximately 29.94 Acres Located at the 1100 Block of North Main Street.

Submitted By: Patrick Ruiz, Associate Planner

Date: December 10th, 2024

Issue Statement

Enterprise Developments LLC has requested review and approval of a Preliminary Plat of approximately 29.94 acres for Legacy Estates, a subdivision consisting of 87 residential lots zoned Medium-Density Single-Family Residential (R1-M), 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

Approximately 25.00 acres of the subject property was recently annexed into the City on March 19, 2024, and was subsequently rezoned from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M) on August 27, 2024. At the time of this annexation the other 5.00 acres was in the city limits of Republic and zoned Medium-Density Single-Family Residential (R1-M). The R1-M zoning district is appropriate for the proposed plat.

R1-M zoning allows for:



- Min. Lot Sizes of 9,000 square feet
- Max density of 4.84 lots per acre
- Setbacks
 - Front: 25'
 - Side
 - Interior: 6'
 - Street: 25' – 15'; Dependent on street classification.
 - Rear: 25'

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 87 lots, each with a minimum lot size of 9,000 square feet and an average lot size of 11,112 square feet and a density of 2.91 lots per acre. The Preliminary Plat also consists of streets, open space, utility and drainage easements, and detention areas.

Transportation Plan

The Preliminary Plat proposes two new street connections with James Lane and Lapis Street connecting both to Main Street. In addition, two previously planned connections will be built out. The stub-out of Benny Avenue and College Avenue will continue north to connect from the Northview Subdivision. Lastly, there are four future connection points created by this subdivision to serve future development that includes Gene Lane terminating to the east, Lapis Street terminating to the west, and Benny Avenue and Edythe Place terminating to the north.

The Preliminary Plat proposes seven new streets:

- Benny Avenue
- Gene Lane
- Short Place
- Edythe Place
- James Lane
- Lapis Street
- College Avenue

No lot will receive direct access to Main Street.

Constructed streets would be dedicated to the city during the Final Platting Process.

A Traffic Impact Study (TIS) was required in connection with this project at the time of rezoning. The traffic study concluded that no new improvements would be required by the additional trips generated.

Water and Wastewater Master Plan



The property has two separate gravity sewer mains that are directly south at the existing stub outs of Benny and College Avenue. A 12" force main runs north-south on the east side of the property and east-west on the southeast side of the property.

Effluent would gravity to the Evergreen Lift Station to the North and then on to the Wastewater Treatment Plant from the subject site.

Water is in proximity to the site from four points. Two 6" water main are directly south at the existing stub outs of Benny and College Avenue. A third 4" water main approaches from the southeast running along Main Street and a fourth 10" main is across Main Street to the east. A looped connection will be provided through the subdivision.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Zoning Code

The Preliminary Plat of Legacy Estates has been platted for the construction of 87 single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater conveyance.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **is in proximity** to an identified sinkhole. All construction will be in accordance with Section 410.700 of the City of Republic's adopted ordinances, "Sinkholes and Karst Features", which does not allow for any construction within a 30' setback of the mapped sinkhole. The Preliminary Plat proposes the 30' no build setback from the identified sinkhole to be within the common lot located on the west side of the site.

Stormwater: The Preliminary Plat proposes one Stormwater Detention Basin on the east side of the site. The detention area is designed to accommodate development of the subject parcel. Stormwater exits the site from the detention and travels across Main Street. Once across the street it is discharged through stormwater infrastructure into the floodplain. The Stormwater Detention Area 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.**