



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-03 A Resolution of the City Council Approving the Preliminary Plat for Walker Heights Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: January 11, 2024

Issue Statement

Oak Hills LLC has requested review and approval of a Preliminary Plat of approximately 40.46 acres for Walker Heights, a subdivision consisting of 102 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

The subject property recently annexed into the City on October 3, 2023 and was subsequently rezoned from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M) on December 12, 2023. The R1-M zoning district is appropriate for the proposed plat.

The proposed Preliminary Plat intends to retain two of the existing dwellings on the property, Lot 96 and Lot 101. These will be incorporated into the subdivision with access for Lot 96 off of Castleton Way and access for Lot 101 coming from Elsmore Lane.

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 102 lots, each with a minimum lot size of 9,000 square feet and an average lot size of 13,707 square feet and a density of 2.52 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 one new connection with Belmont Drive connecting to Farm Road 182. In addition, two previously planned connections will be built out. The stub-out of Clearview Drive will continue east to connect from Phase 1 of Iron Gate; The stub-out of Ark Avenue will continue south to connect out of Phase 1 of Highland Meadows.

The Preliminary Plat proposes five new streets:

- Fairfax Drive
- Avalon Place
- Belmont Drive
- Castleton Avenue
- Elsmore Lane

No lot will receive access to Farm Road 182.

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 onsite. A 15" main runs north-south on the east side of the property. A 10" main is present on the southwest corner of the site.

Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.



Water is in proximity to the site from two points. A 6" water main is present along Ark Ave and terminates at the northern property line of the site. A second 6" water main approaches from the west running along Clearview Dr. 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 Walker Heights has been platted for the construction of 102 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 **does not** contain any identified sinkholes.

Stormwater: The Preliminary Plat proposes two Stormwater Detention Basin on the site, one in the southeast corner and one in the southwest corner. The detention area is designed to accommodate development of the subject parcel. Stormwater exits the site from each detention across Farm Road 182. 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.**