



EXHIBIT B

Project/Issue Name: **SUBD-PRE 21-005.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Ashford Place, a Residential Subdivision Consisting of Approximately Nine point Three Two (9.32) Acres Located at 924 N. Main S.

Submitted By: Hamilton Contracting Inc

Presented By: Chris Tabor, Principal Planner, BUILDS Department

Date: September 13, 2021

ISSUE IDENTIFICATION

Hamilton Contracting Inc has requested review and approval of a Preliminary Plat of Ashford Place, a subdivision of approximately nine point three two (9.32) acres, consisting of forty-two (42) residential lots zoned Zero Lot Line Residential (R1-Z), 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 ANALYSIS

The property subject to this Preliminary Plat Application is comprised of approximately nine point three two (9.32) acres of land located at the 924 North Main Street. The property is zoned Zero Lot Line Residential (R1-Z). All previously existing structures have been demolished.

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

Consistency with the Comprehensive Plan



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The referenced Preliminary Plat contains (42) Zero Lot Line Residential (R-1Z) lots with a minimum required lot size of (5,000) square feet and consists of streets, open space, utility easements, and detention areas. The Preliminary Plat of Ashford Place contains lots with an average size of 7,279.9 square feet a density of 4.51 lots/acre.

Transportation Plan

The Preliminary Plat proposes two new Local Street connections: Kloe Street and a small continuation of Hampton Avenue. The remainder of Hampton, connecting the two sections, would be completed as future development progresses. New public streets will be dedicated to the City during the Final Platting Process; deficient Right-of-Way (ROW) along North Main Street will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was not required of the Applicant.

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. Development will require an extension of the existing eight (8) inch water main along the east side of Main Street from Sweeney Elementary to the northern edge of the new subdivision. The looping of the water system, as typically required in subdivisions, is not feasible here and, therefore, is not being required. However, the final system must provide a flow of at least 1,000 gallons per minute (gpm) to meet minimum requirements for adequate home use. Fire regulations will require either that hydrants serving the property meet a flow of 1,500 gpm or that houses served by inadequate hydrants be sprinkled.

Wastewater will gravity-feed north from the east property line through and an eight (8) in main to the Evergreen Lift Station and then on to the Wastewater Treatment Plant.

Both the water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Emerald Valley Phase 2 has been platted for the construction of forty single-family lots, two community lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

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

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



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Stormwater: The Preliminary Plat contains a Stormwater Detention Area between lots 33 and 34, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow onto adjacent property to the north of the property; a Stormwater Report will be reviewed by the TRT during Infrastructure Design review. 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.

STAFF RECOMMENDATION

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