



## AGENDA ITEM ANALYSIS

Project/Issue Name: 23-R-25 A Resolution of the City Council Approving a Preliminary Plat for Oakwood Heights Second Addition, a Residential Subdivision Consisting of Approximately 2.97 Acres Located at 602 North Oakwood Avenue.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: April 18, 2023

### **Issue Statement**

Little Apple LLC has requested review and approval of a Preliminary Plat of approximately Two Point Nine Seven (2.97) acres, Oakwood Heights 2<sup>nd</sup> Addition, consisting of three (3) residential lots zoned Multi-Family Residential (R-3), 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 Two Point Nine Seven (2.97) acres of land located 602 N Oakwood Ave. The property is zoned appropriately for the proposed plat, Multi-Family Residential (R-3).

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 three (3) lots, each with a minimum lot size of 2,500 SF. The Preliminary Plat also consists of streets, sidewalks, and open space.

### **Transportation Plan**

The Preliminary Plat proposes the continuation of N Williams Ave southward to end with a cul-de-sac. This constructed street would be dedicated to the city during the Final Platting Process.

No Traffic Impact Study (TIS) was required in connection with this project due to the improvements previously completed by the city to nearby affected streets.

### **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 with connections coming south along the east side of Williams Avenue (8") and the north side of Hines St (10").

The sanitary sewer system will flow to the Shuyler Creek Lift Station before traveling to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

### **Zoning Code**

The Preliminary Plat of Olde Savannah has been platted for the construction of 3 multi-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 indicates utilizing the existing Stormwater Detention Areas in the Oakwood Heights Subdivision to the north and the New Vista Subdivision to the east. The detention area in New Vista was originally sized to accommodate some of the Multi-Family Residential development of the subject parcel, while the detention area in Oakwood Heights is projected to have capacity to serve the remaining area. 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.**