

# MEMO



To: Mayor Olson and City Council

From: Jason Bond, Assistant City Manager

Date: July 14, 2023

RE: **Hollow Flats Subdivision Preliminary Plan**

Zone: R-10

Size: 49.38 acres

Lots: 135

Ivory Development is proposing the Hollow Flats Subdivision. The is located at approximately 900 South and Summit Ridge Parkway and consists of 49.38 acres. The property is zoned R-10 with a development agreement that was approved in conjunction with the annexation of the property.

The applicant is proposing 135 residential lots, and a 1.10 acre (48,086 sq. ft) improved park. The proposed subdivision is consistent with the layout that was agreed to with the annexation agreement. All residential lots meet the R-10 Residential zoning requirements for lot area, width, and building setbacks. The proposed lots sizes range from 10,000 sq ft (0.23 acres) to 23,590 sq ft (0.54 acres).

The proposed development is in an area that will require significant cuts and fills to facilitate the construction of roadways and private homes. Due to the work that is needed within the development, Ivory homes is required to provide testing results for the placement of the fill materials within roadways and future lots to minimize potential settlement issues. This will need to be done in accordance with the Geotechnical Compaction Testing Requirements provided by IGES.

The Planning Commission reviewed the preliminary plans on July 11, 2023 and provided the following recommendation:

Commissioner Nixon made a motion to forward a positive recommendation of the Hollow Flats Preliminary Plan to the City Council. Commissioner Weight seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Moak, Absent; Commissioner Nixon, Yes; Commissioner Romero, Absent; Commissioner Weight, Yes; Commissioner Hoffman, Yes. The motion passed unanimously.

**Recommended Motion:** “Motion to approve the Hollow Flats preliminary plan.”

**Attachments:**

1. Preliminary Plans
2. IGES Compaction Testing requirements