

MEETING DATE: January 11, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Meadowbrook Estates, Preliminary Plat for Phases 2 and 3

CASE NUMBER/REQUEST: Case 21-310-03 – Preliminary Plat – McBee Custom Homes, LLC requests Preliminary Plat approval at S. R.D. Mize Road and Eureka Road

APPLICANT: McBee Custom Homes, LLC

OWNER: Rock Bluff Development, LLC

PROPERTY LOCATION: Southeast corner of R. D. Mize Road and Eureka Road

SITE ACREAGE: 29.16 acres +/-

NUMBER OF LOTS/TRACTS: 51 lots/2 tracts

PROPERTY ZONING: R-4 (Single-Family Residential - Low Density)

CURRENT USE: Undeveloped land

SURROUNDING ZONING/LAND USE:

N/E/W: R-A (Residential Agriculture)

South: R-A, R-2 (Single Family Residential – Large Lot); Single-family homes, vacant property

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on February 7, 2022.

RECOMMENDATION

Staff recommends **APPROVAL** of this preliminary plat subject to the conditions listed below:

1. In lieu of half road improvements along R. D. Mize and Eureka Roads, the R. D. Mize curve shall be improved with a minimum radius for a 35-mph roadway. A sidewalk shall be provided along the north side of R. D. Mize Road from Brook Ridge Court to the end of the existing sidewalk on R. D. Mize.
2. A lot line is missing for Lots 94 – 96 and the lot line between Lot 96 and 97 should be re-oriented; these shall be corrected on the final plat.
3. The existing utility easements across proposed Lots 66, 67, 68 and 103 must be vacated by separate action.
4. Street names and addresses will be assigned at the final plat stage and shall be added to the final plat.

5. Lots 54 and 55 must have landscape screening along their rear property lines in accordance with the Unified Development Ordinance Section 14-503-13. A note shall be included on the final plat.
6. There is a stream buffer along the east side of R. D. Mize Road. The plat shows a drainage easement across Lots 54 and 55. This drainage easement may serve as the stream buffer setback as was allowed in Phase 1. The drainage easement must be extended through Lots 56 and 57. The plat must indicate no permanent structures can be placed within the drainage easement. A note indicating the drainage easement is the stream buffer setback must be included on the final plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

After receiving preliminary plat approval in spring 2019 to restart this development after many years of inactivity, site conditions have forced the developer to create yet another subdivision design modifying the street layout and subsequently reducing the number of lots. Bedrock at a shallow depth and sloping terrain forced the consolidation of multiple lots in the north central part of the site into a single, large lot.

This redesign will now feature 51 total lots (four of which front onto Eureka Road), a reduction from the 74 lots of the previous layout. Two common tracts are planned, one for subdivision's swimming pool and another, between Lots 55 and 56, for utility service connections. Phase 2 will consist of Lots 54 – 93 and 101 – 104; Phase 3 will feature Lots 94 - 100. Save for the lots which front onto Eureka Road, all lots will be accessed by new internal streets constructed with the project. The minimum lot size is 10,000 SF with a minimum lot width of 75 feet at the building line.

The existing homes association is controlled by the developer; the covenants and restrictions will be updated with these lots added. Annual dues are collected to maintain the detention basins, entrances, and pay taxes on the common tracts.

ANALYSIS

Storm Water: In conjunction with Phase 1, two detention basins (Tracts A and B) were designed and constructed to detain stormwater for all phases of the project. Underground storm sewers will be extended to serve the new phases of the development.

Street Improvements: Additional right-of-way was dedicated with the first plat in 2003 on the north side of R. D. Mize Road to realign the curve radius to meet engineering standards for the existing speed limit. Street improvements to R. D. Mize Road were to be constructed in conjunction with the second phase of the project as a condition of plat approval. After falling into receivership in the late 2000's, the project was purchased by the current developer who received City approval of a revised preliminary plat in 2019; however, an agreement for the street improvements for R. D. Mize Road was never finalized. Over the past few months, staff has been

working with the developer without success to reach an agreement for the R. D. Mize roadway improvements. Discussions have included reducing the need to reconstruct R. D. Mize Road in its entirety from the City's improved 3-lane section near Eureka Road, east to S. Brook Ridge Court, to only improving a 2-lane section of the R. D. Mize curve with a minimum geometric design standard for a 35-mph roadway. Discussions have also included adding sidewalk from the improved 3-lane section to S. Brook Ridge Court. Staff believes the improvements discussed are necessary to address driver safety, citizens' concerns on sight distance and address area residents concerns about walkability.

Public Utilities and Sewers: Water and sanitary sewers are available in the existing subdivision and will be extended to service the proposed phases with additional fire hydrants added.

Historic Buildings/Archaeological Sites: There are no apparent historic or archaeological concerns with this property.

Landscaping: A detailed landscaping plan with the final plat will show not only the necessary buffer/berm, but callout all necessary and other proposed plantings required by the City Code for along R. D. Mize Road.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposal relates to the Goal "Achieve livability, choice, access, health and safety through a quality, built environment" through building new housing units to fill a market need.

Comprehensive Plan Guiding Land Use Principles:

The Imagine Independence 2040 Comprehensive Plan designated this site for 'Existing Residential Development.'

REVIEW CRITERIA

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-702-02-G:

1. ***Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community, or public sewage disposal, and, where applicable, individual systems for sewage disposal*** – *This project will meet these regulations.*
2. ***Availability of water that meets applicable fire flow requirements and is sufficient for the reasonably foreseeable needs of the subdivision*** – *Adequate water is available to serve this development.*
3. ***Availability and accessibility of utilities*** - *All existing utilities in the first plat will be extended to serve these additional lots.*
4. ***Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks*** – *These are not issues with this project.*

5. **Consistency with the zoning district regulations** – All of the proposed lots meet the zoning code requirements for width, area, and design. Setbacks for the individual single-family homes will be verified prior to issuing building permits.
6. **Conformity with the Major Thoroughfare Plan** – As mentioned above, the developer has no plans for street improvements to R. D. Mize Road in conjunction with this plat. As R. D. Mize is considered an Arterial Street, the street profile needs to be widened and re-aligned to meet this requirement. In lieu of the half street improvements to R.D. Mize and Eureka, staff is seeking for improvements to the R. D. Mize Road curve and the installation of sidewalks along R. D. Mize from Brook Ridge to the existing sidewalk.
7. **Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision** – The number of proposed lots will have no effect on the existing streets within the subdivision. However, the R. D. Mize Road curve does need realignment.
8. **Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties** – The developer has taken these issues into consideration with this revised preliminary plat.
9. **Recommendations and comments of the Development Review Committee and other reviewing agencies** – The primary concern of the staff review committee related to the improvements to R. D. Mize Road.
10. **Conformity with the Master Sewer and Water Utility Plan** - This project is in compliance with these plans.
11. **Compliance with this development ordinance and all other applicable regulations.** Not at this time.

EXHIBITS

1. Application
2. Preliminary Plat
3. Aerial Map
4. Comp Plan Map
5. Zoning Map