

**MEETING DATE:** June 28, 2022

**STAFF:** Stuart Borders, Senior Planner

**PROJECT NAME:** Timber Creek Ranch, Preliminary Plat for Phases 3 through 6

**CASE NUMBER/REQUEST:** Case 22-310-03 – Preliminary Plat – Timber Creek Ranch – 23500 E. Bundschu Road – Jim Pollard, Andachter-Pollard Construction.

**APPLICANT:** Andachter-Pollard Development LLC

**OWNER:** Jim Pollard

**PROPERTY LOCATION:** Near 23500 E. Bundschu Road

**SITE ACREAGE:** 80.4 acres +/- (total subdivision)

**NUMBER OF LOTS/TRACTS:** 66 lots/2 tracts (this plat)

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

**CURRENT USE:** Undeveloped land

**SURROUNDING ZONING/LAND USE:**

**N/W:** R-6 (Single Family Residential)

**E:** RA (Residential Agriculture); undeveloped property

**South:** R-6; undeveloped property

**FURTHER ACTION:**

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on July 18, 2022.

### RECOMMENDATION

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

1. Addresses will be assigned during the final plat stage for each phase.
2. Half-street improvements are required for Bundschu Road in conjunction with the construction of Phase 3. Improvements will include road widening and installation of sidewalk.
3. A stormwater report for the existing detention basin with all drainage areas will be required with final plat. Existing detention shall meet current engineering criteria and discharge flows or new detention will be required.
4. Show stream buffer on final plat. It is a second order stream with a 105-foot buffer.
5. Connection of Old Mill Road to Regency Heights is required.
6. A set of water main extension plans will need to be submitted to the City Water Department for approval before any water main construction may begin.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

The rezoning for this 80+-acre tract on Bundschu Road was approved in early 2003; the preliminary plat for Timber Creek Ranch, featuring 160 single family lots, was approved about a year later. Subsequently, the first phase, containing 41 lots, was approved in 2005 and the second plat of 46 lots was approved a year later. As that original preliminary plat expired, the developer is ready to restart the project with the approval of a slightly revised preliminary plat to finish out the subdivision.

Phases 3 through 5 contain 64 single family lots, with each phase containing roughly 20 lots, accessing streets which are extensions of three street stubs constructed by earlier phases. Phase 6 contains only two lots fronting onto the short cul-de-sac of 10<sup>th</sup> Terrace which extends northeast from Old Mill Road. Although this preliminary plat shows a conceptual plan for additional lots along the east edge of the site labeled “Future Development” in Phase VI, this area contains a significant amount of stream buffer and floodplain with limited development potential; also, this developer doesn’t own or have control of the land to the east. A few lots on the western edge will be platted in conjunction with Regency Heights subdivision as some of the lot area is partially in both projects.

The existing homes association with its 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:** Two basin areas adjoining Old Mill Road are planned to manage stormwater and provide detention for the subdivision; City staff is requiring an updated report for the drainage system prior to the first plat application.

**Street Improvements:** Half-street improvements are required for the portion of Bundschu Road not previously widened with earlier phases. Two street connections will be made to Regency Heights 10th plat, which is now under construction adjacent to the west of this site, providing two street connections in addition to Bundschu Road. All internal streets within the subdivision have a typical residential street profile of 28 feet back-to-back of curb with a sidewalk on one side of the street.

**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.

**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 “Residential Neighborhoods,” which envisions new neighborhoods with a walkable layout with streets that connect in a logical manner throughout the neighborhood and to adjacent developments for seamless transitions. The Comp Plan Guiding Principle is, “Facilitate the development of connected neighborhoods where appropriate.”

#### **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 previous plats 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*** – This preliminary plat involves only minor streets interior to the subdivision. Bundschu Road on the south is designated as an ‘Arterial to be Upgraded’ by the City’s Thoroughfare Plan. The developer has already constructed partial half-street improvements along the subdivision’s frontage of Bundschu Road, the remainder must be improved in conjunction with the first phase of this preliminary plat.
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 and additional street connections to adjoining developments are being added.
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 preliminary plat.

9. ***Recommendations and comments of the Development Review Committee and other reviewing agencies*** – *Members of the staff review committee are requiring information relating to the subdivision's stormwater management system.*
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. Applicant Letter
2. Application
3. Preliminary Plat
4. Tree Preservation
5. Comp Plan Map
6. Zoning Map
7. Preliminary Plat Criteria