

MEETING DATE: September 27, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: New Town at Harmony, 3rd Plat

CASE NUMBER/REQUEST: **Case 22-320-02 – Final Plat – New Town at Harmony – 3rd Plat – A**
request by New Town at Harmony for a final plat at the northwest corner of Truman Rd & Fisher Rd

APPLICANT/OWNER: David Price, New Town at Harmony, LLC

PROPERTY ADDRESSES: Lots on Riverview Avenue, 11th Street, 11th Terrace, other

SURROUNDING ZONING/LAND USE:

- North:** R-A (Residential Agricultural), R-18/PUD (Medium Density Residential/Planned Unit Development); undeveloped/farm land, single family home
- South:** R-4/PUD (Single Family Residential-Low Density/Planned Unit Development), R-18/PUD; undeveloped/farm land
- East:** R-A, undeveloped/farm land, single family homes
- West:** R-18/PUD; existing New Town development

FURTHER ACTION:

Following action by the Planning Commission, this final plat is scheduled for review and approval by the City Council on October 3, 2022

RECOMMENDATION

Staff recommends **APPROVAL** of this final plat with the following conditions:

1. Replace 'Tim Grambling, P.E., Director of Public Works' with 'Jaclyn White - City Engineer'.
2. On Lot 617, add the following addresses: along the North property line – 23605, the South P/L – 23626; West P/L – 1115.
3. The right-of-way shown for Riverview Avenue doesn't match the engineering plans.
5. Stormwater easements need to be provided for any public storm structures out of the proposed right of way. Structures AI 2.44 and AI 2.45 need an easement.
6. Show sidewalks along street frontages on the final plat drawing.
7. Add five-foot utility easements along all street frontages on the final plat drawing.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by New Town at Harmony LLC for final plat approval of the Third Plat of New Town at Harmony at the Northeast corner of E. Truman Road and S. Harmony Avenue.

Current Zoning:	R-12/PUD (Two Family Residential/Planned Unit Development), R-18/PUD, C-2/PUD (General Commercial/Planned Unit Development)	Proposed Zoning:	Unchanged
Current Use:	Land being prepared for development	Proposed Use:	Residential/commercial properties
Acreage:	23.25 acres +/-	Number of lots	104 lots, several common tracts

PROPERTY HISTORY

In the Fall of 2014, New Town at Harmony LLC received zoning and preliminary development plan approval to develop 145+ acres of land on the north side of Truman Road, between Fisher Road and the Little Blue River. This New Urbanism project contained seven areas ranging from commercial properties along E. Truman Road, along with a mixture of zero lot line homes, attached houses, single family detached homes, two-unit houses, and some apartments. In the years since that approval, the project has progressed with two plats being approved and over 70 homes constructed.

PROPOSAL

This third phase of New Town extends from its current terminus east to Fisher Road and includes over 100 lots (and numerous common tracts owned by the association). Two lots, Lots 514 and 617, will be used for commercial purposes. Larger, estate-sized lots (Lots 926 through 1006) are slated for the east side of the property as a segue from rural lots east of Fisher Road to the higher density lots to the west. Lots on the west side of this phase are smaller with the housing styles proposed being like homes currently being constructed in the first plat. In addition to new home construction, additional subdivision amenities, such as a swimming pool on Lot 617 are planned. The proposed final plat is in substantial compliance with the approved preliminary development plan.

PHYSICAL CHARACTERISTICS OF PROPERTY

The owner has spent the last year grading out this area and preparing it for the construction of the project. Much of the public improvements (water sewer, streets) have been constructed or are currently under construction. Generally, the property is fairly level with a slope to the south toward Truman Road.

CHARACTERISTICS OF THE AREA

With the exception of this New Town at Harmony project, the area east of the Little Blue River consists of land in agriculture use mixed with farmsteads and homes large lots, most of which is zoned R-A (Residential-Agriculture). Much of this development pattern relates to the limited availability of sanitary sewer east of the Little Blue River.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

Provisions in the City's Strategic Plan that relate to this over-all project including building new housing units to fill a market need and the use of flexible development standards through the planned unit development (PUD) process to allow for new urbanism projects.

Comprehensive Plan Guiding Land Use Principles:

This new urbanism project offers a mixture of housing types and density levels and will feature a walkable street layout and amenities for residents; planning elements encouraged by the Comprehensive Plan.

Historic and Archeological Sites:

There are no apparent historic/archeological issues with this property.

Public Utilities:

All utility services are being extended throughout the property and will be operational prior to the construction of private improvements including stormwater management facilities.

Street access:

A new street, Riverview Avenue, will extend north from Truman Road before eventually turning northwest intersecting with Fallbrook Drive, which is also being extended from the first phase of the subdivision. Both 11th Street and 11th Terrace will 'T' into Riverview Avenue from the first plat of the project. Many of the homes will be accessed from either Canal Lane or Riverview Lane, which are essentially alleys.

Environmental, Storm Water and Stream Buffer:

None of the lots included in this 3rd Plat are within any stream buffer or within a floodplain designated area.

CIP Investments:

There are no capital improvements projects planned for this area.

EXHIBITS

1. Applicant's letter
2. Application
3. Aerial photo
4. Final plat
5. Comp plan map
6. Zoning map