

MEETING DATE: September 27, 2022

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: New Town at Harmony, 4th Plat

CASE NUMBER/REQUEST: **Case 22-320-01 – Final Plat** – New Town at Harmony, 4th Plat – A request by New Town at Harmony for a final plat at the southeast of Minton Rd & Harmony Avenue

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

PROPERTY ADDRESSES: Lots on Minton Road and Harmony Avenue

SURROUNDING ZONING/LAND USE:

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

FURTHER ACTION:

Following action by the Planning Commission, this final plat is scheduled for review/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. Stormwater easements need to be provided for any public storm structures out of the proposed right of way.
3. Show sidewalks along street frontages on the final plat drawing.
4. Add five-foot utility easements along all street frontages on the final plat drawing.
5. Add the provided lot addresses 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 Fourth Plat of New Town at Harmony north of 923 S. Minton Road.

Current Zoning: R-18/PUD (Medium Density Residential/Planned Unit Development) **Proposed Zoning:** Unchanged

Current Use:	Land being prepared for development	Proposed Use:	Residential properties
Acreage:	2.92 acres +/-	Number of lots	7 lots, 2 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 Truman Road 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

The Fourth Plat is an approximate 3 acre tract adjoining the north side of the First Plat. While containing only seven building lots, this plat will facilitate the connection of two of the primary streets in the development: Minton Road and Harmony Avenue. On the east side of Harmony, Common Ground C-1 is slated for continuation of the canal, a featured amenity of this development. Only residential homes will be constructed in the phase, like those built in the first phase, but no commercial projects. While fronting onto either Minton or Harmony, the lots will have vehicular access via a rear alley. The proposed final plat is in substantial compliance with the approved preliminary development plan.

PHYSICAL CHARACTERISTICS OF PROPERTY

The developer 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 towards Truman Road.

CHARACTERISTICS OF THE AREA

Apart from 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 on large lots, most of which is zoned R-A (Residential-Agriculture). Much of this large property 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 principles 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.

Environmental, Storm Water and Stream Buffer:

None of the lots included in this 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