

MEETING DATE: October 24, 2022

STAFF: Brian L. Harker, Planner

PROJECT NAME: Regency Height – 11th Plat

CASE NUMBER/REQUEST: **Case 23-320-02 – Final Plat – Regency Heights, 11th Plat** – A request by Andachter-Pollard Development for final plat approval at Old Mill Road & 13th Street.

APPLICANT/OWNER: James Pollard, Andachter-Pollard Development, LLC

PROPERTY ADDRESSES: 1220, 1221, 1224, 1227 and 1233 N. Old Mill Road

SURROUNDING ZONING/LAND USE:

N/E/S: R-4 (Single-Family Residential-Low Density)...single-family residences

West: R-6 (Single-family Residential)...undeveloped lots

FURTHER ACTION:

Following action by the Planning Commission, this final plat is scheduled for review and approval by the City Council on December 4, 2023

RECOMMENDATION

Staff recommends **APPROVAL** of this Final Plat with the following conditions:

1. Make the needed adjustments to the CC&R's for Regency Heights to recognize the expanded and additional lots using the detention basin;
2. Address Lots 325, 326, 327, 328 and 329 as 1220, 1221, 1227, 1233 and 1224 N. Old Mill Road;
3. Show an east side public sidewalk in the right-of-way;
4. The Final Plat must fully delineate the stream buffer zones for the first order stream that must have an 85-foot wide buffer which lies within both Lots 325 and 329.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: A request by James Pollard for a Final Plat located at 1220, 1221, 1224, 1227 and 1233 N. Old Mill Road.

Current Zoning: R-4 (Single-Family Residential Low Density) and R-6 (Single-Family)

Proposed Zoning: R-6 (Single-Family Residential)

Current Use: Vacant lots

Proposed Use: Single-Family Residential

Acreage: 1.552-acres

Number of lots five-lots

PROPOSAL:

The Timber Creek Ranch portion of the proposed Final Plat, currently R-4, requires rezoning so the lots from it and Regency Heights can create a “seamless” connection between the two subdivisions. The configuration, with the least setbacks and the best access to a detention basin, would necessitate a Regency Heights – 11th Plat zoned R-6. The result will be a plat with five lots, all made from tracts of land from each existing subdivision.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The proposed five lot plat, Regency Height – 11th Plat, has fairly flat topography. The right-of-way, with curb and gutter, running southeast to northwest and connecting two segments of N. Old Mill Road in each subdivision, will be dedicated to the City with this plat.

CHARACTERISTICS OF THE AREA:

To the east and south of the properties, in Timber Creek Ranch, set single-family houses on R-4 zoned lots. The area of Timber Creek Ranch, to the Northeast, has yet to be completed. To the west are the R-6 zoned lots of Regency Heights. Although the lots on portion of Regency Heights adjacent to the west remain undeveloped, Regency Heights is an addition that has been developing for more than a couple of decades.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The application is within keeping with the Measures for Success for, “Improved housing conditions.”

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

The City Comprehensive Plan recommends Residential Neighborhoods uses for this site. The Guiding Principles state the need to, “facilitate the development of connected... neighborhoods.”

Historic and Archeological Sites:

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

Public Utilities:

All utility services are adjacent or nearby. The plat needs to show a 10-foot easement along the east side of Old Mill Road.

Right-of-Way to be Dedicated:

The right-of-way, with curb and gutter, running southeast to northwest and connecting two segments of Old Mill Road in each subdivision, will be dedicated to the City with this plat.

Environmental, Storm Water and Stream Buffer:

None of the lots included in this plat are within a federally designated floodplain. However, the Final Plat must fully delineate the stream buffer for the first order stream and must have an 85-foot wide buffer which lies within both Lots 325 and 329. Adjacent to these properties, to the south, is a tract containing a detention basin for Regency Heights.

CIP Investments:

The City does not have any capital improvements projects planned near this area.

EXHIBITS

1. Narrative
2. Application
3. Final Plat
4. Comp Plan Map
5. Zoning Map