



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spring Crest Plat 3 – Final Plat

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: September 21, 2018

MEETING DATE: September 25, 2018

GENERAL INFORMATION

Owner/Applicant:

Spring Crest Partners, LLC

Owner's Representative:

Eric Cannon, P.E., with Snyder & Associates

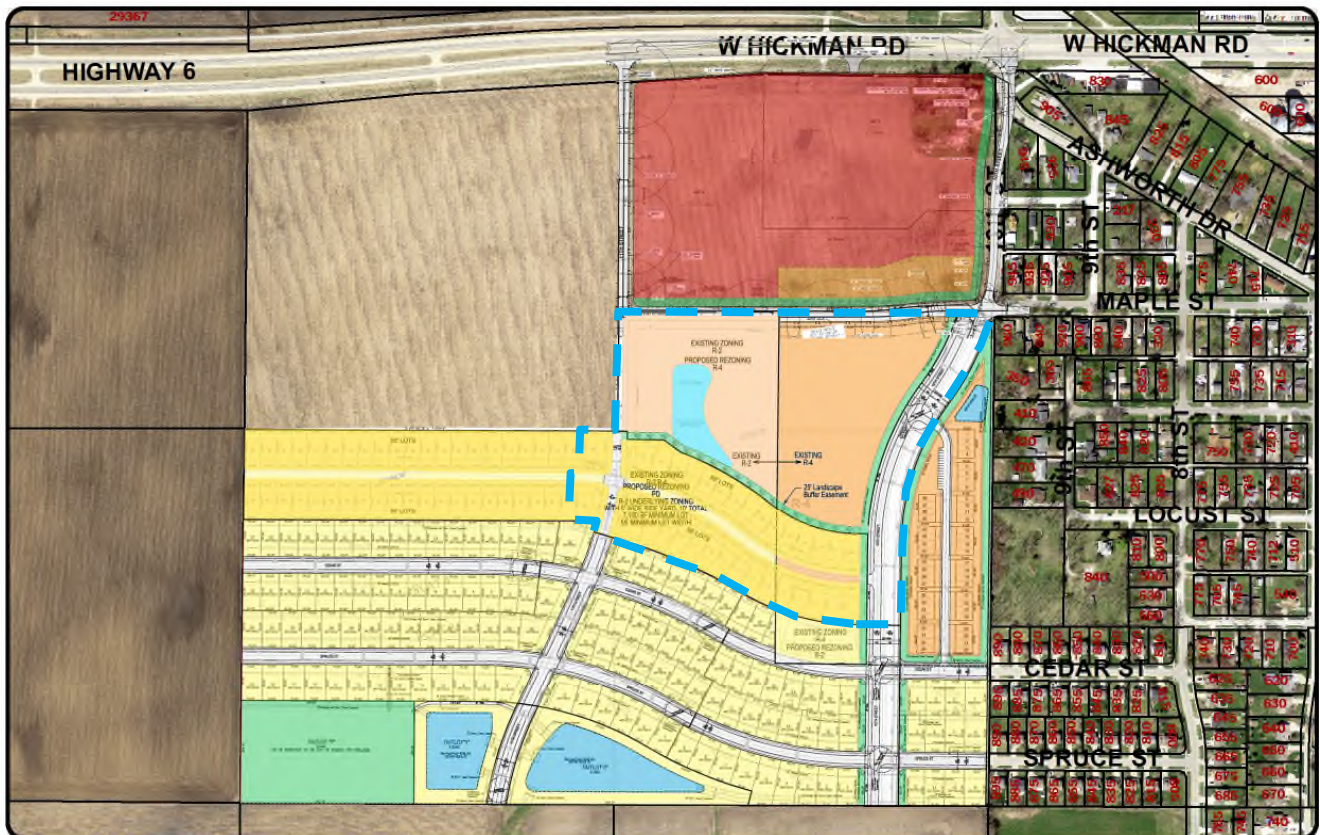
Request:

The applicant is requesting approval of a final plat for a residential subdivision.

Location and Size:

Property is generally located south of Hickman Road and west of 10th Street, containing approximately 26.95 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	R-2 / PD-1 (One & Two Family Residential) / (Planned Development Overlay) & R-4 (Row Dwelling & Townhome District)
North	Future Deery Brothers Car Dealership	Neighborhood Residential	C-1 (Community and Highway Service Commercial District)
South	Spring Crest Plat 2 – Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential District)
East	Spring Crest Townhomes – Residential	Neighborhood Residential	R-4 (Row Dwelling & Townhome District)
West	Future Phase of Spring Crest Development	Neighborhood Residential	R-2 / PD-1 (One & Two Family Residential) / (Planned Development Overlay) & R-2 (One & Two Family Residential District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 32 lots for single family residential development. The lots were rezoned in 2017 to allow for reduced lot widths, lot square footages, and side yard setback to allow for smaller lot single family development. Table 1 below summarizes the bulk regulations applicable to these lots. All proposed lots meet or exceed the minimum lot width of 55 feet. The lots range in size from 7,455 square feet to 16,592 square feet. Landscape buffers will be required along the east sides of Lots 1 and 32.

Table 1: Bulk Regulations applicable to Spring Crest Plat 3 Single Family Lots.

Category	R-2 / PD-1
Lot Area	7,150 square feet
Lot Width	55 feet
Side Yard Setback	10 feet total (5 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

In addition to the single family lots the final plat includes one outlot, Outlot Y, which is 9.50 acres in area and zoned for townhome/rowhome development. Prior to development of Outlot Y a site plan and a new final plat will need to be approved by the Planning & Zoning Commission.

STREETS AND TRAIL

As part of the public improvements, the developer has constructed an extension of Locust Street and constructed portions of two new streets, 10th Street and 11th Street.

10-foot wide trails will be constructed along the east sides of Lots 1 and 32 when the lots develop. Five-foot wide sidewalks will be constructed throughout the rest of the plat as each lot develops.

UTILITIES

Utilities have been extended throughout the plat. Storm water in this plat will be collected in a detention pond to the south that was constructed as part of the Spring Crest Plat 2 improvements.

PARKLAND

Parkland dedication will be satisfied with the dedication of a 5.15-acre parcel to the south that will be dedicated with Spring Crest Plat 4.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Spring Crest Plat 3 subject to remaining staff comments, review of the legal documents, and completion of public improvements.