



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Alyvia Plat 1 – Preliminary Plat

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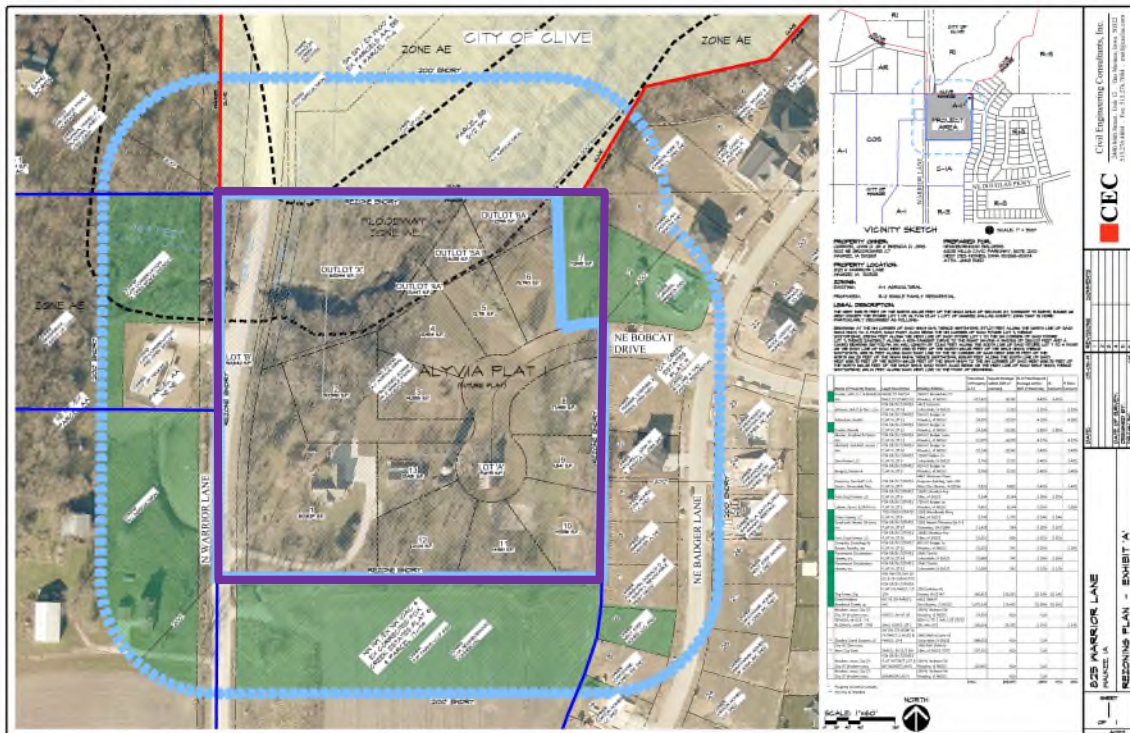
REPORT DATE: July 5, 2019

MEETING DATE: July 9, 2019

GENERAL INFORMATION

- Applicant:** Neighborhood Builders
- Owner:** John & Brenda Currier
- Owner’s Representative:** Ed Arp, P.L.A. with CEC
- Request:** The applicant is requesting approval of a preliminary plat for a single family residential development.
- Location and Size:** Property is generally located north of NE Badger Lane and east of N. Warrior Lane containing approximately 10 acres more or less.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Acreage	Single Family Residential	R-2 (One & Two Family Residential District) & A-1 (Agricultural District)
North	Vacant – Undeveloped	City of Clive	N/A (City of Clive)
South	Vacant – Undeveloped	Neighborhood Commercial	C-1A (Neighborhood Commercial District)
East	Fox Creek Estates Plat 9	Single Family Residential	R-2 (One & Two Family Residential District)
West	Vacant - Undeveloped	Single Family Residential & Open Space	R-2 (One & Two Family Residential District)

HISTORY

The subject property was recently rezoned from A-1 to R-2 to allow for a single family residential subdivision. The applicant has submitted the preliminary plat for the proposed development, Alyvia Plat I. Lots 1 – 6 and 8 – 13 are proposed to be developed for single family residential use. Lot 7 is zoned A-1 and will be owned by the property owner to the east of Lot 7. If a single family home is to be built upon Lot 7 in the future the property will need to be rezoned.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies thirteen lots to be included within the development. The lots range in size from 0.27777-acre to 1.39-acres in area. All lots meet this minimum required lot area. The minimum required lot width is 65-feet and all lots meet the minimum width. Lot 1 has an existing home located upon it and the intent of the applicant is to keep the existing house on Lot 1. All other structure on the property will be demolished.

Outlots 4A, 5A, and 6A will be owned by the owners of Lots 4, 5, and 6. The reason these portions are included as outlots is because they are located within the FEMA floodplain. Outlot X is 1.46-acres in area and the City is working with the applicant to acquire the property for parkland dedication.

Table 1: R-2 Zoning District Bulk Regulations

Category	R-2 (minimum)
Lot Area	8,000 SF
Lot Width	65 feet
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	15 feet total

STREETS AND TRAIL

An extension of NE Bobcat Drive is shown on the preliminary plat. This extension will provide access to all lots except for Lot 1, which will be accessed, from N. Warrior Lane. No trails will be constructed as part of the plat. Five-foot-wide sidewalks will be constructed along each lots as they are developed.

UTILITIES

Water main is available and will be extended from the east to the plat. Sanitary sewer will need to be extended from an existing manhole that is east of the plat.

Storm water detention for the development will be provided in a number of small dry-bottom basins located throughout the development. A note on the preliminary plat indicates that these basins will be maintained by the homeowners association.

STAFF RECOMMENDATION

The proposed lots meet the minimum requirements of the Zoning Ordinance. The preliminary plat is in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments.