



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Spring Crest Plat 5 – Final Plat

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: April 10, 2020

MEETING DATE: April 14, 2020

GENERAL INFORMATION

Owner/Applicant:

Spring Crest Partners, LLC

Owner's Representative:

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

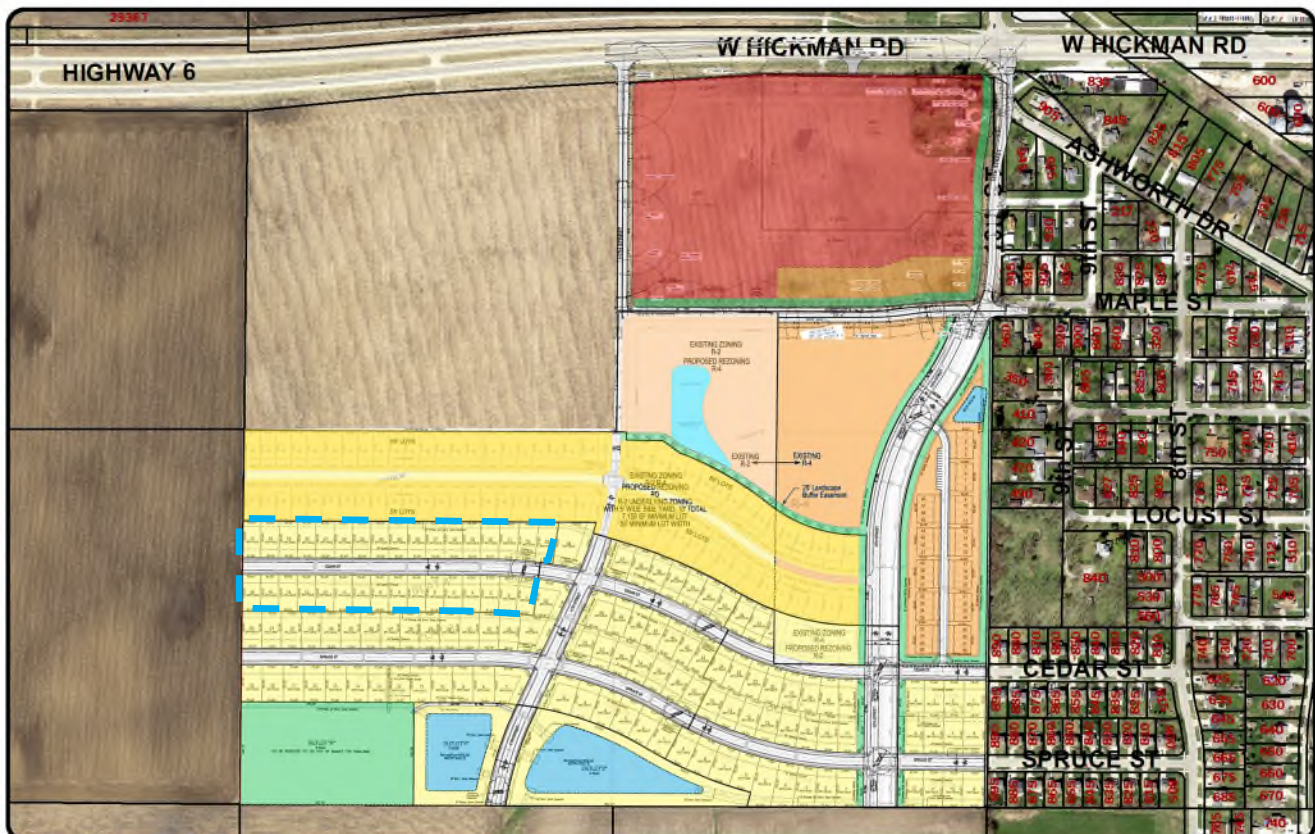
Request:

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 11th Street, containing approximately 7.92 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	Single Family Residential	R-2 (One & Two Family Residential)
North	Spring Crest Plat 6 – Single Family Residential	Single Family Residential	R-2 / PD-1 (One & Two Family Residential) / (Planned Development Overlay)
South	Spring Crest Plat 4 – Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
East	Spring Crest Plat 4 – Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 33 lots for single family residential development. All proposed lots meet or exceed the minimum lot width of 65 feet. The lots range in size from 8,450 square feet to 9,671 square feet. Table I below summarizes the bulk regulations applicable to these lots.

Table I: Bulk Regulations applicable to Spring Crest Plat 5 Single Family Lots.

Category	R-2
Lot Area	8,000 square feet
Lot Width	65 feet
Side Yard Setback	15 feet total (7 feet minimum)
Front Yard Setback	30 feet
Rear Yard Setback	30 feet

STREETS AND TRAIL

Cedar Street will provide access to the individual lots.

No trails will be constructed along the public streets. Five-foot-wide sidewalks will be installed as each lot is developed.

UTILITIES

Utilities have been extended throughout the plat. Storm water detention is provided for this plat in basins to the south that were constructed with previous phases of the development. The Homeowners Association for the neighborhood will own and maintain the detention basins.

PARKLAND

Parkland was previously dedicated with Plat 4 to satisfy parkland dedication requirements.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Spring Crest Plat 5 subject to remaining staff comments, review of the legal documents, and completion of public improvements.