



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Spring Crest Plat 6 – 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

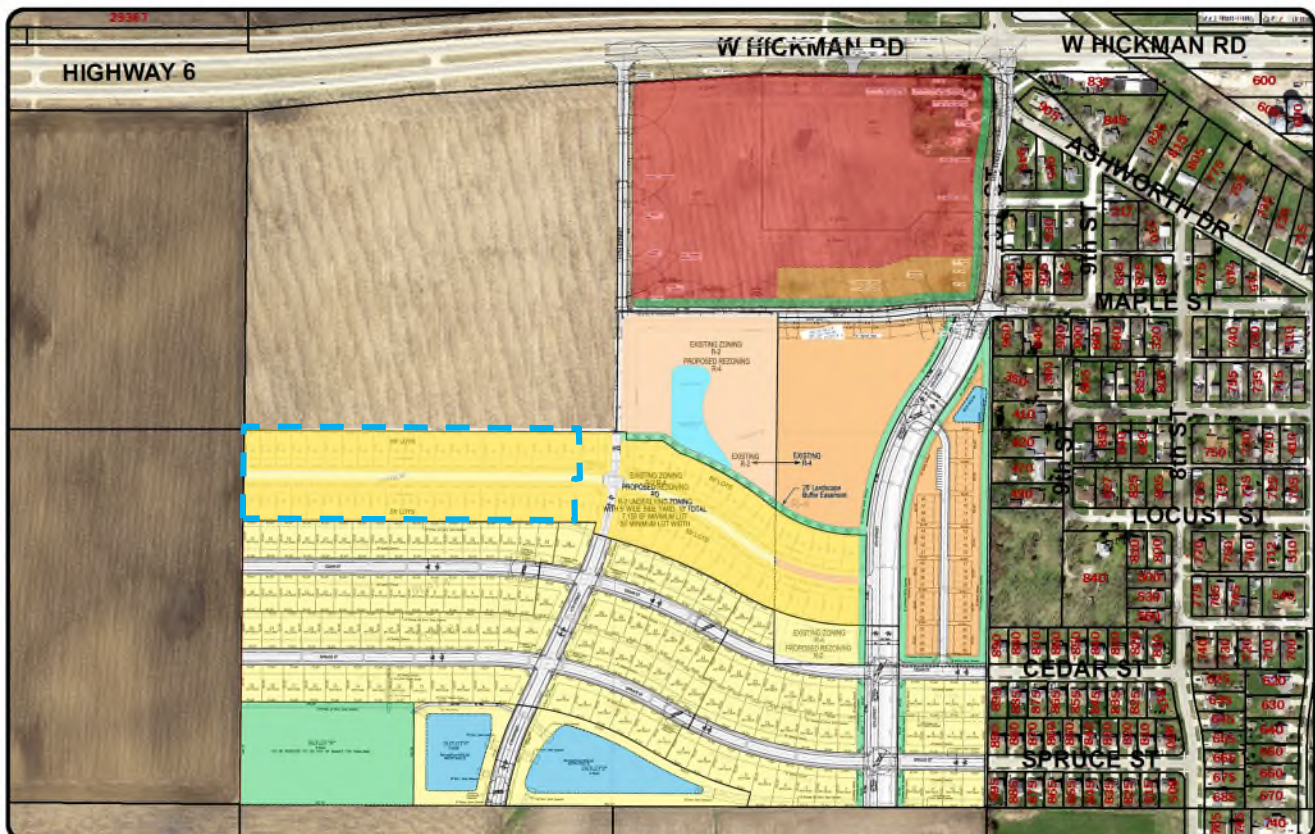
**Request:**

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 11<sup>th</sup> Street, containing approximately 8.70 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 / PD-1 (One & Two Family Residential) / (Planned Development Overlay)
North	Vacant - Undeveloped	Medium Density Residential	A-1 (Agricultural District)
South	Spring Crest Plat 5 – Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
East	Spring Crest Plat 3 – Single Family Residential	Single Family Residential	R-2 / PD-1 (One & Two Family Residential) / (Planned Development Overlay)
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural District)

## PROJECT DESCRIPTION

### LOTS

The final plat indicates a total of 42 lots for single family residential development. All proposed lots meet or exceed the minimum lot width of 55 feet. The lots range in size from 7,150 square feet to 8,217 square feet. Table I below summarizes the bulk regulations applicable to these lots.

**Table I: Bulk Regulations applicable to Spring Crest Plat 6 Single Family Lots.**

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

### STREETS AND TRAIL

Locust 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 6 subject to remaining staff comments, review of the legal documents, and completion of public improvements.