



23-0213PP

TITLE: Consider/Discuss/Act on a Preliminary Plat for Townhomes at Bloomdale East Addition, Located Approximately 850 Feet North of Bloomdale Road and Approximately 450 Feet East of Hardin Boulevard

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: March 5, 2024

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Caitlyn Strickland, AICP, Planning Manager
Kaitlin Sheffield, CNU-A, Senior Planner

APPLICATION SUBMITTAL DATE: November 7, 2023 (Original Application)

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary plat with the following conditions and variances:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary Plat Approval Checklist, attached.
3. The applicant receive a variance to Section 307A.3 (Lot Frontage) of the Unified Development Code waiving the requirement to front 34 single family lots directly onto a proposed street.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 62.4 acres into 118 lots and 26 common areas for single family uses.

Under the requirements of Section 307A.3 (Lot Frontage) of the Unified Development Code, all single family lots are required to have frontage on a public street. The

applicant is requesting a variance from this requirement to allow for 34 lots (Lots 6-12, Block B, Lots 4-12, Block C, Lots 8-13, Block D, Lots 6-12, Block E, and Lots 15-19, Block F) to front on a common area. As shown on the attached preliminary plat, Lots 15-19, Block F would front directly onto the proposed open space and the remainder of the lots would front onto a common area that is separating the lots from the proposed rights-of-way. Staff is comfortable with supporting this request given that these lots would still look and feel as if they were directly fronting on the proposed streets and would have adequate access to the lots through the proposed alleys.

The proposed plat was previously disapproved by Staff on November 21, 2023. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approval with conditions of the proposed preliminary plat.

APPROVAL PROCESS: The City Council is the approval authority for the proposed plat. In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which addresses all items listed above.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. Staff has not received any citizen comments through the online citizen portal.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary Plat](#)

[Conditions of Approval Summary](#)