



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Bluestem Plat 2 – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: April 6, 2018

MEETING DATE: April 10, 2018

GENERAL INFORMATION

Applicant:	Jerry's Homes, Inc.
Owner:	Jerry's Homes, Inc.
Owner's Representative:	Caleb Smith, P.E. with McClure Engineering
Request:	The applicant is requesting approval of a preliminary plat for a residential subdivision.
Location and Size:	Property is generally located east of SE L.A. Grant Parkway, North of Ashworth Road intersection containing approximately 23.18 acres more or less.

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 (One and Two Family Residential)
North	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential)
South	Single Family Residential	Neighborhood Residential	A-1 (Agricultural)
East	Single Family Residential	Neighborhood Residential	R-2 (One & Two Family Residential)
West	Timberline School / Soccer Fields	Neighborhood Residential	A-1 (Agricultural)

HISTORY

The subject property is located east of SE L.A. Grant Parkway and north of Ashworth Road. In 2014, a preliminary plat for the property was approved by the City Council. Since then the ownership of the property has changed and the new owner has requested that a revised preliminary plat be considered for approval. The layout of the revised preliminary plat is very similar to that of what was approved in 2014. The main difference is that the number of lot proposed on the revised preliminary plat has increased. The original layout identified 54 single family lots and the revised layout identifies 63 single family lots. In addition to the change in number of lots, one less street will be continued to the east than what was originally proposed.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of 63 lots for single family residential development. The plat identifies the lots to be developed over the course of three phases beginning in the summer of 2018. The lots range in size from 8,040 square feet to 27,002 square feet. The proposed lot widths range from 65 feet to 135 feet, with most between 65 to 70 feet in width. All proposed lot widths and square footages meet the minimum requirements of the R-2 zoning district. Table 1 below summarizes the bulk regulations for the R-2 zoning district.

Table 1: R-2 Zoning District Bulk Regulations

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

Outlot Z is located on the south side of the development and will be used for storm water retention purposes. Outlot Z will be owned and maintained by the homeowners association.

STREETS AND TRAIL

The preliminary plat identifies extensions of SE Esker Ridge Drive, SE Bluestem Drive, SE Clover Court, and SE Red Fern Drive. All planned streets will be public streets. SE Esker Ridge Drive will be 31 feet in width; all other streets will either be 26 or 29 feet in width. All lots will be accessed from the planned streets with the exception of Lot 33 which will be accessed directly off of SE L.A. Parkway.

No trails are required to be constructed with this plat. Five foot sidewalks will be constructed along all proposed streets and along the lots that back-up to SE L.A. Grant Parkway.

UTILITIES

Utilities will be extended to service the proposed plat as part of the public improvements. Sanitary sewer service will be provided by the lift station that was recently constructed on the south side of the plat. Water main will be extended from the north. Storm sewer will be provided throughout the plat and will route storm water to the pond which outlets to the south.

PARKLAND

The required amount of parkland for this development is 1.134 acres. The previous owner of the property satisfied the parkland dedication requirement for this plat with the approval of the final plat for Bluestem Plat I. The previous owner dedicated a 2.5 acre parcel to the City that is located in the southwest corner of the Stone Prairie development on the west side of SE L.A. Grant Parkway.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and the use of the property is consistent with the Neighborhood Residential classification in the Comprehensive Plan. Staff recommends approval subject to remaining staff comments.