

MEMORANDUM

To: Planning Commission

From: Kali Casper, AICP; Assistant Planning Director

Date: June 2, 2023

Subject: SUB 23-0001 – Northside Park Revised Section XII - Major Subdivision Preliminary Plat Review for 55 lots on 36.00 acres at 2150 Progress Street NW (Tax Map Numbers 166-10A; 166-10B; 166-17A; 166-17B; 166-A 4C) by Jeanne Stosser of CC&B Development, LLC (property owner)

The Planning Commission reviewed this major subdivision preliminary plat at its April 18, 2023 and May 16, 2023 work sessions. In response to the staff report and discussion at the Planning Commission work sessions, the applicant submitted a revised plat dated May 17, 2023 and received May 26, 2023. Staff has reviewed the revised materials and can provide the following comments in bold italics.

Sheet 1 was revised to include the overall street tree standard. ***Based on the information provided, the preliminary plat is compliant with §4-200(c) as it meets all the standards in Subdivision Ordinance Division 3 Streets.***

Sheet 29 line and curve tables were revised to correct drafting errors with numbering. ***Based on the information provided, the preliminary plat is compliant with §4-200(c)(15).***

SUMMARY

The Planning Commission is asked to review the preliminary plat for compliance with the standards in the Zoning Ordinance and the Subdivision Ordinance. Planning Commission is also asked to evaluate the three requested variances to subdivision ordinance standards. A separate request to vacate existing right-of-way, existing constructed trail, and an existing trail easement will require a Town Council action.

SUMMARY OF VARIANCES REQUESTED

- **§5-305(a)**: Request to end existing streets in cul-de-sac rather than providing for the continuation/extension of existing streets
- **§5-317(1)**: Request for 1500' maximum block length (standard is 1200')
- **§5-320**: Request to eliminate medians in collector roads

Application components provided in digital packet

- Plat Submittal – All Sheets (1-29) dated May 17, 2023

Application components previously provided

- Comment Response Letter
- Letter of Submittal Documents
- Open Space Relocation Letter
- Traffic Impact Analysis Letter

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- Variance Request Letter (except Geotechnical Report)
 - o Letter from Chris Lawrence to Carroll Givens dated February 18, 2018

Application components available online

- Stormwater Concept Narrative
- Stormwater Concept Plans
- Traffic Impact Analysis
- Geotechnical Report related to Variance Request Letter