



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: October 10, 2022
PREPARED BY: Peter Vickerman, Planning Manager
AGENDA ITEM: Erickson Addition short plat

PREVIOUS ACTIONS:
None

Requested Action: Short plat for the purpose of platting the property into two parcels.

Zoning: R-1 Single-Family Residential District

Adjacent Land

Use and Zoning:

North: R-1 (Single-Family Residential District)
East: R-1 (Single-Family Residential District)
South: R-1 (Single-Family Residential District)
West: R-1 (Single-Family Residential District)

Applicant:	TC Homes
Application received:	September 2, 2022
60 day review deadline:	November 1, 2022
Additional 60 day review deadline:	December 31, 2022
Address:	8140 Yellowstone Lane North

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Erickson Addition short plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:

- a. The Community & Economic Development Department dated September 26, 2022
- b. The Engineering Department dated October 10, 2022
- c. The Parks & Recreation Department dated September 19, 2022

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

COMMENTS:

The applicant is proposing a short plat for the purpose of splitting an existing 40,210 square foot lot into two parcels. The south lot with an existing single-family home of 20,099 square foot in area, and the new lot to the north would be 20,111 square foot in area. The submitted plans are consistent with the dimensional requirements of the R-1 Zoning District.

The water and sewer utilities for Lot 2 intersect Lot 1 so we required the applicant to create an easement around the area where the underground utilities cross a portion of Lot 1. The utility easement shall be adjusted over the center of actual utility locations for Lot 1.

Staff notes that we have requested the applicant to adjust their grading plans to lower the slope of the driveway from 9% to 8%, consistent with code and worked with them to amend the grading plan such that water runoff will not impact the adjacent lot to the north.

The applicant is showing a retaining wall in the drainage and utility easement that will need to be moved outside of said easement and is a condition of approval.

ATTACHMENTS:

Attachment A: Location map

Attachment B: Maps

Attachment C: Memorandums