



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** August 21, 2023  
**PREPARED BY:** Peter Vickerman, Planning Manager  
**AGENDA ITEM:** Appaloosa Woods 10th Addition short plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, August 14, 2023, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution approving the Appaloosa Woods 10<sup>th</sup> 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 July 13, 2023
  - b. The Engineering Department dated July 21, 2023
  - c. The Parks & Recreation Department dated July 20, 2023

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.

**Requested Action:** Short plat

**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: City of Corcoran  
West: R-1 (Single Family Residential District)

Applicant:	Aleksandr Ustimshuk
Application received:	July 10, 2023
60 day review deadline:	September 8, 2023
Additional 60 day review deadline:	November 7, 2023
Address:	19205 81 <sup>st</sup> Place North

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**RECOMMENDED COUNCIL ACTION:**

**Motion** to recommend that the City Council direct the City Attorney to draft a resolution approving the Appaloosa Woods 10<sup>th</sup> Addition short plat subject to:

2. 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 July 13, 2023
  - b. The Engineering Department dated July 21, 2023
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**COMMENTS:**

The applicant is requesting a short plat to divide an existing property into two lots.

The existing property is 65,397 square feet in size.

The two new lots will be 31,564 square feet and 33,918 square feet in size.

The site is zoned R1 and the minimum lot size is 20,000 square feet so both new lots exceed the minimum.

An existing home on Lot 1 will stay as part of this proposal.

Other than some minor comments in the staff memorandums, staff has no issues with the proposal.

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**ATTACHMENTS:**

Attachment A: Location and notification maps

Attachment B: Maps

Attachment C: Memorandums