

**PLANNING COMMISSION REPORT
REGULAR AGENDA**

PC Staff Report
05/23/11

**ITEM NO 3: PRELIMINARY PLAT; HUNTERS RIDGE ADDITION; 35 ACRES;
NORTH SIDE OF W 6TH ST BETWEEN QUEENS RD & STONERIDGE
DR (MKM)**

PP-3-3-11: Consider a Preliminary Plat for Hunters Ridge Addition, an approximately 35 acre subdivision containing 4 lots, located on the north side of West 6th Street between Queens Road & Stoneridge Drive. Submitted by Pat Kelly for Pear Tree Village L.P., property owner of record.

STAFF RECOMMENDATION ON PRELIMINARY PLAT:

Staff recommends approval of the Preliminary Plat of the Hunters Ridge Addition and forwarding the plat to the City Commission for acceptance of dedications of easements subject to the following conditions:

1. Provision of a revised plat with the following changes:
 - a. Areas along Queens Road, Stoneridge Drive, and Overland Drive with restricted access shall be shown graphically on the plan and labeled 'no access'.
 - b. The water and sanitary sewer lines and associated easements shall be revised on the preliminary plat per the Fire Code Official and City Utility Engineer's approval prior to the plat being placed on the City Commission agenda for acceptance of dedication of easements.
 - c. A phasing schedule shall be shown on the plat, if phasing of final platting is proposed.
 - d. Building envelopes shall be shown for Lots 2 and 3 along with a note that the setbacks were taken from Section 20-601(a) of the Development Code, as amended November 29, 2010.
 - e. Sidewalks shall be shown along all streets and the width of the existing and new sidewalks shall be noted.
 - f. The legal description shall be revised to extend to the section line on the east.
 - g. One-half of the required right-of-way for Queens Road, 40 ft, shall be dedicated with this plat.
 - h. A note shall be added which states that an access and maintenance agreement for lots which share the common access drives shall be recorded prior to recording of the final plat.
 - i. An access easement shall be provided for the common access drives.
 - j. A note shall be added which states that 'Timing of development of Lots 3 and 4 will be linked to improvements to Queens Road. Building permits will not be issued for Lots 3 or 4 until Queens Road has been improved to City Standards.'
 - k. The plat shall designate the Detention Basins as drainage easements.
 - l. The size and location of detention basins shall be shown and detention basins shall be labeled on the plat.
 - m. The following note shall be added: *"The detention basin/drainage easements will be privately-owned and maintained. The developer is responsible for establishing ownership and maintenance of same via individual owner maintenance. No fences or structures other than necessary retaining walls and/or guardrails will be allowed in within the drainage easements. They will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls)." (City Code 20-1101(f))*