



Legislation Text

File #: PP-2021-9, Version: 1

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A REVISED PRELIMINARY PLAT FOR TURTLE CROSSING ADDITION. (GENERALLY LOCATED SOUTH OF EAST LINDSEY STREET APPROXIMATELY ONE-HALF MILE EAST OF 24TH AVENUE S.E.

BACKGROUND: This item is a revised preliminary plat for Turtle Crossing Addition, generally located on the south side of East Lindsey Street approximately ¼ mile east of 24th Avenue S.E. The preliminary plat contains 17.84 acres that includes Water Quality Protection Zone (WQPZ). The WQPZ area will be left undisturbed. The developer proposes one (1) single-family residential lot. In addition, rather than constructing apartments on the large RM-6 lot, the developer proposes 15 duplexes. For the large RM-2 lot eight (8) duplexes are proposed. With the remainder of the buildable area, fourteen (14) duplex lots are proposed.

Planning Commission, at its meeting of March 11, 2021, recommended to City Council the approval of the revised preliminary plat for Turtle Crossing Addition.

DISCUSSION: The proposed 2 single-family residential lots in this addition and 72 duplex residential units are expected to generate approximately 438 trips per day, 34 AM peak hour trips, and 41 PM peak hour trips. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold and because the access points are all existing, the developer's engineer was asked to provide only a memorandum documenting the trip generation characteristics of the application. The development is proposed for location along the south side of Lindsey Street just east of 24th Avenue SE. (See **TABLE**)

The proposed addition will access Tortoise Wood Road, which connects to Lindsey Street, as well as Glen Oaks Drive, which provides access to 24th Avenue SE. Capacity clearly exceeds demand in this area. As such, no off-site improvements are anticipated.

PUBLIC IMPROVEMENTS.

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. **Sanitary Sewers.** Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. This area will be served by an existing lift station. Utilities Department supports the sanitary sewer solution as long as the developer and City Council approve a Lift Station Agreement and Fee to be included on future utility bills for this development.
3. **Sidewalks.** Sidewalks will be constructed adjacent to the interior streets within the development.

4. **Storm Sewers.** Stormwater runoff will be conveyed to proposed privately maintained detention facilities.
5. **Streets.** Streets will be constructed in accordance with city paving standards.
6. **Water Mains.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS.

- 1 **Rights-of-Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.
- 2 **Park Land.** Park land has been accommodated at the time the entire park site was deeded by the original owner developing East Ridge Addition. This property was originally a part of the East Ridge development.
3. **Water Quality Protection Zone.** The property contains WQPZ. Engineering solutions will be utilized to protect the WQPZ and coexist with the development. Covenants will be required with any final platting.

RECOMMENDATIONS: Staff recommends approval of the revised preliminary plat for Turtle Crossing Addition.