



**REPORT TO: CITY COUNCIL**

**MEETING DATE: FEBRUARY 10, 2020**

<b>Agenda Item:</b>	8b. CC-20-24
<b>Prior Council Action/Related Items: (Hyperlinks Or PDF)</b>	<a href="#">Planning Commission Report</a> (SUB19-16)
<b>Background / Issue:</b>	<p>Silverton Estate, LLC requests review and approval of a final plat for Silverton Estates.</p> <ul style="list-style-type: none"> <li>• 39 residential lots and 2 outlots</li> <li>• Property is located off of East 16<sup>th</sup> Avenue</li> <li>• Land is undeveloped</li> <li>• Access proposed from S Payne Street</li> <li>• Additional entrance from Ransom Drive to the west will be a gated gravel drive for emergency vehicles only</li> <li>• Outlots proposed for access, utilities, stormwater detention and drainage easement</li> </ul>
<b>Proposal/Solution:</b>	<p>The proposed final plat meets all subdivision and zoning requirements. The Planning Commission recommended approval of the final plat based upon the plat meeting the bulk standard requirements for RSS zoning. The improvement plans have been approved along with the drainage study and the drainage plan. The C3 Plan recommends low-density residential uses at this location. The proposed density is in alignment with the RSS zoning requirements.</p> <p>Protestors were present at the Planning Commission meeting with concerns about the following items:</p> <ul style="list-style-type: none"> <li>• Proposed density being too high for the area. The current lot size of surrounding lots are 0.5 acre (21,780 sq. ft.) to 5 acre (217,800 sq. ft.). The proposed plat contains lots that are as small as 0.12 acre (5,250 sq. ft.).             <ul style="list-style-type: none"> <li>○ Number of lots reduced from 42 to 39 lots; three lots converted into a detention pond.</li> </ul> </li> <li>• Drainage and run-off of storm water onto adjacent properties.             <ul style="list-style-type: none"> <li>○ Additional detention ponds added.</li> </ul> </li> </ul>

- Existing streets leading to the development (S Payne Street, S Ransom Street) are not built to City standards and there are concerns that the existing road will not support the additional traffic that the development generates, including construction traffic.
  - S Payne Street will be widened from 16-feet to 20-feet by adding 2-feet on each side of the street. The emergency exit to the west leading to Ransom Street will be gravel and gated and will be the main construction entrance. Ransom Street is not built to City standards.

Planning Commission recommends approval with a 3-1 vote.

<b>Financial Impact/Funding Source(s):</b>	None
<b>Related Strategic Priority:</b>	<p>#4. Place &amp; Mobility. To develop a strong sense of place that recognizes the interconnectedness of people, buildings and public systems (such as transportation, utilities and parks) that best serve the needs of the public.</p> <p>#5. Quality of Life. To develop partnerships that create a high quality of life with equal access to services and amenities: strong and connected neighborhoods; and a healthy economy and business atmosphere that align with community values.</p>
<b>Recommended Action/Motion:</b>	Motion to accept the Planning Commission recommendation and approve the final plat for Silverton Estates at 1600 East 16 <sup>th</sup> Avenue.
<b>Prepared By:</b>	Lanc Gross, Planning Manager
<b>Reviewed By:</b>	Paula J. Dennison, Assistant City Manager
<b>Submitted By:</b>	Norman McNickle, City Manager
<b>Attachment(s):</b>	Area Map, Final Plat, Protest Letter, Planning Commission Minutes