

## Legislation Details (With Text)

**File #:** 2017-1122 **Name:**

**Type:** Presentation **Status:** Passed

**File created:** 4/7/2017 **In control:** Planning Commission

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**Title:** Appl. #PL2017-015 - PRELIMINARY PLAT - Winterset Valley, Lots 1411-1505 and Tracts B11-B20; Gale Communities, Inc., applicant

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Letter, 2. Preliminary Plat, 3. Location Map

Date	Ver.	Action By	Action	Result
4/11/2017	1	Planning Commission	approved	Pass

**Appl. #PL2017-015 - PRELIMINARY PLAT - Winterset Valley, Lots 1411-1505 and Tracts B11-B20; Gale Communities, Inc., applicant**

Issue/Request:

The applicant proposes a preliminary plat for the remaining undeveloped 53 acres of the Winterset Valley subdivision. The preliminary plat is composed of 95 lots and 10 common area tracts. The preliminary plat also serves to update the conceptual layout for the subject 53 acres presented as part of the preliminary plat approval for *Winterset Valley, 1<sup>st</sup> Plat*. The changes made from the original conceptual plan are attributed to and reflect shifts in lot and street layouts approved as part of *Winterset Valley, 1<sup>st</sup> Plat* through *Winterset Valley, 10<sup>th</sup> Plat*. The proposed preliminary plat is compatible with the other Winterset Valley plats. The density is lower than the R-1 district maximum.

- 95 lots and 10 tracts on 53.04 acres
- 1.79 units per acre including common area
- 2.28 units per acre excluding common area
- 4.0 units per acre - maximum allowable density in R-1 (single-family residential)

This application is related to Application #PL2016-173 for a final plat, also on this agenda.

Recommendation: Staff recommends **APPROVAL** of the preliminary plat.