

Legislation Text

File #: 2017-1122, **Version:** 1

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, 1st 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, 1st Plat* through *Winterset Valley, 10th 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.