



November 30, 2011

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Request from Autumn Ridge LC to approve the Autumn Ridge revised preliminary plat for an area generally west of Front Street and south of Zeller Street.

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to modify an existing approved and partially final-platted preliminary plat of an approximately 38.5-acre property west of Front Street and south of Zeller Street. The intent of the revision is to replace single-family lots east of proposed South Stewart Street with duplex lots as recently recommended for approval by the Commission (see page 2 of this report for area). This request is consistent with that rezoning and with representations made by the developer at the meeting it was reviewed and acted on by Commission.

The original preliminary plat included the 13.12 acre Garner School parcel, 56 single-family lots, and 20 duplex lots (40 total duplex units). This revision would change those numbers to the Garner School parcel, 43 single-family lots, and 30 duplex lots (60 total duplex units).

An extensive Preliminary Plat Agreement was executed with the original plat and remains in effect. The developer has satisfied all conditions of that agreement to date and there are no technical or legal issues identified with this amendment request.

Notes:

To replat lot 13 the existing street will need to be removed and replaced to access the sanitary sewer. Approval of the plat is subject to all terms and conditions set forth in the Preliminary Plat Agreement between the City and the Developer remaining in full force and effect.

