



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Torstenson Subdivision – Preliminary Plat, Site Plan and Final Plat

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: September 19, 2024

MEETING DATE: September 24, 2024

GENERAL INFORMATION

Owner/Applicant:

Ted Torstenson

Owner's Representative:

Jared Murray, P.E. with Civil Design Advantage

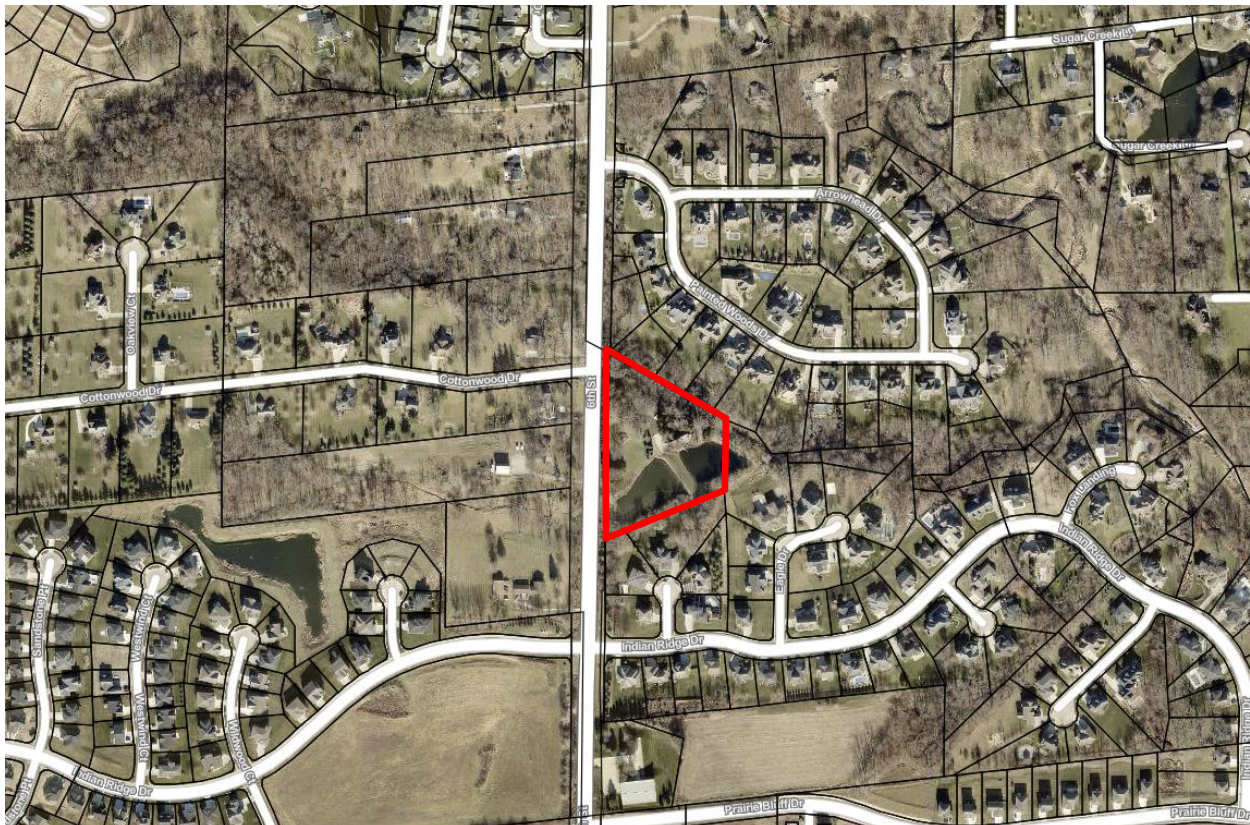
Request:

The applicant is requesting approval of a preliminary plat, site plan and a final plat for single family residential development.

Location and Size:

Property is generally located north of Indian Ridge Drive and east of 6th Street, containing approximately 5.66 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Single Family Residential	Single Family Residential	A-1 (Agricultural)
North	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) / PD-1 (Planned Development Overlay)
South	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
East	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) / PD-1 (Planned Development Overlay) and R-1 (Single Family Residential)
West	Single Family Residential	Single Family Residential	A-1 (Agricultural)

HISTORY

The subject property is currently one lot. The property is in the process of being rezoned from A-1, Agricultural District, to R-1, Single Family Residential District to allow the property to be split into two lots. The existing house will remain on one lot and the other lot will be a new lot for single family residential development.

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify two lots. Lot 1 is proposed to be 2.11-acres in area and Lot 2 is proposed to be 1.72-acres in area and will contain the existing house. The plat also includes an outlot for the areas within the floodplain. This outlot is 0.54-acres in area and will be lot tied to Lot 2.

STREETS AND SIDEWALK

No new streets are proposed with this plat. The existing access to Lot 2 off of 6th Street will remain. A new driveway will be paved for Lot 1 off of 6th Street.

No sidewalks are required to be extended as part of the improvements for these lots as there are no existing sidewalks in this area.

UTILITIES

Public water services and sanitary sewer services will serve the lots. Storm water will be managed with private storm sewer and private detention easements to be privately owned and maintained.

STAFF RECOMMENDATION

Staff recommends approval of the preliminary plat, final plat and site plan for Torstenson Subdivision subject to remaining staff comments and review of the legal documents.