



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Indi Run Plat 7 – Final Plat

PREPARED BY: Melissa DeBoer AICP, Planning Coordinator

REPORT DATE: November 8, 2024

MEETING DATE: November 12, 2024

GENERAL INFORMATION

Owner/Applicant:

Indi Run West, LLC

Owner's Representative:

Doug Mandernach, Civil Design Advantage

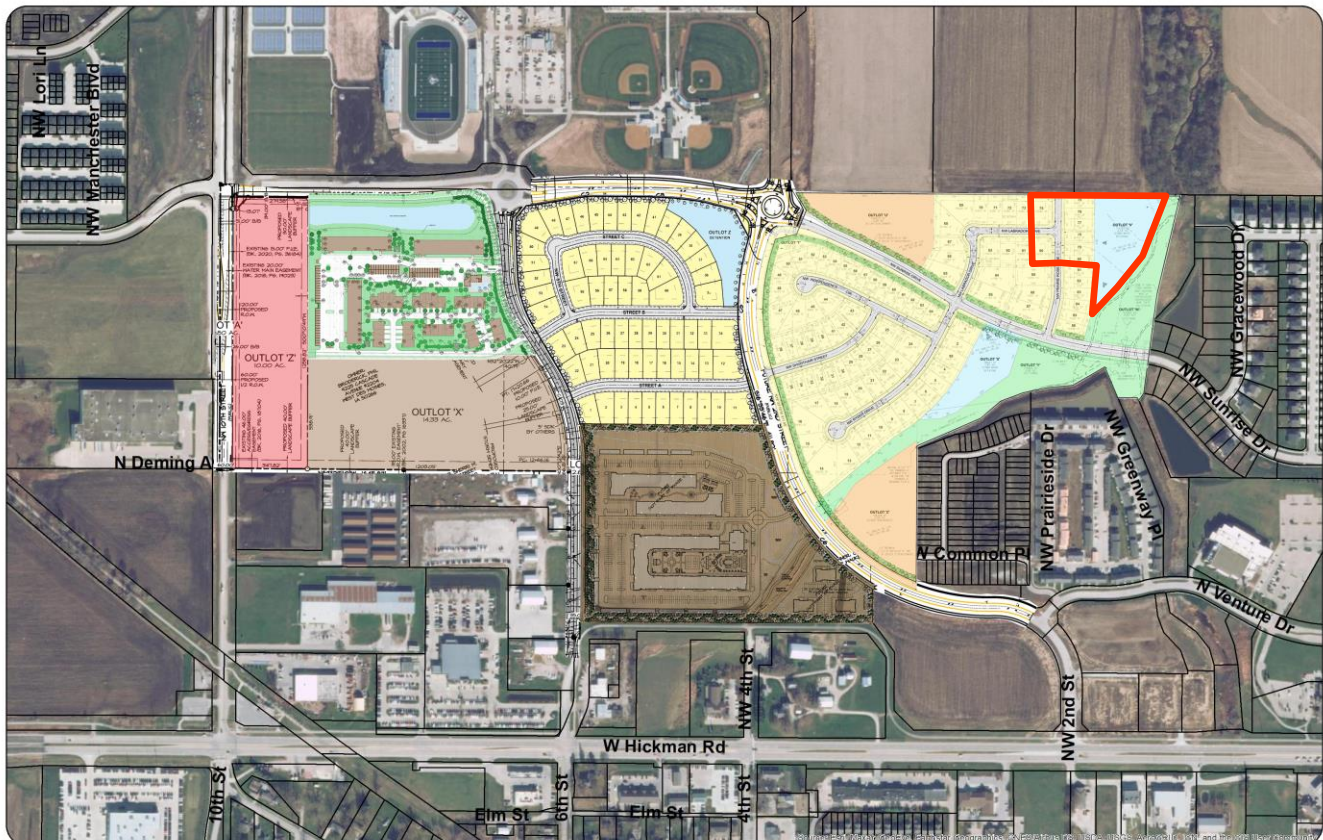
Request:

The applicant is requesting approval of a final plat for a one and two-family residential subdivision.

Location and Size:

Property is generally located north of Hickman Road and east of NW 2nd Street containing approximately 4.83 acres more or less.

AREA MAP



ABOVE: 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	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
North	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential) and R-2 (One & Two Family Residential) / PD-1 (Planned Development Overlay)
South	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)
East	Open Space	Open Space	R-2 (One & Two Family Residential)
West	Vacant - Undeveloped	Single Family Residential	R-2 (One & Two Family Residential)

HISTORY

The subject property is located north of Hickman Road and east of NW 2nd Street. The developer rezoned the property in early 2022 and a preliminary plat was also reviewed and approved in 2022.

PROJECT DESCRIPTION

LOTS

The final plat indicates a total of 6 lots for duplex residential development and 2 lots for single family residential development. All lots are zoned R-2 and meet the minimum requirements of the R-2 zoning district. The duplex lots range in size from 7,140 square feet to 8,401 square feet. The single-family lots are each around 13,000 square feet in area.

The final plat also includes one outlot. Outlot V is for stormwater detention to be owned and maintained by the homeowner's association.

STREETS AND TRAILS

This plat includes a new street, NW Labrador Dr. A small extension of NW Prairie Rose Lane is also included.

UTILITIES

Utilities will be extended to provide service to each lot. Storm water detention will be accommodated with a detention basin located within Outlot V at the east side of the plat. The outlot will be owned and maintained by a homeowner's association.

PARKLAND

Parkland dedication is being provided with other plats of Indi Run. Plat 7 does not include any parkland dedication.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Indi Run Plat 7 subject to remaining staff comments, review of the legal documents, and completion of public improvements.