

**City Council agenda report for 12/14/16: Request for approval of a preliminary plat for Cottonwood Creek phase 4, a 4-lot subdivision on property located on west side of Riverwood Lane and south of Cottonwood Creek phase 1. Lonnie Gubler, applicant.**

**Project:** This is a preliminary plat for a 4-lot subdivision in a **RA zone**, which requires a minimum lot size of 0.5 acres. All four lots are 0.5 acres or larger. The entire site is 2.62 acres which equates to a density of 1.5 lots/acre.

Applicant: Lonnie Gubler, developer

Project Engineer: Rosenberg Associates

This 4-lot subdivision has a public cul-de-sac street off of Riverwood Lane, with a proposed 15' wide private lane coming off the cul-de-sac to access property to the west, outside the subdivision. This phase 4 is south of Cottonwood Creek phase 1 and also adjacent to phase 2 located to the west. The subdivision property is mostly level and the four lots are all outside the 100 year floodplain.

**Issue:** The main issue staff raised with the applicant of the proposed subdivision was the 12' wide private lane which comes off the cul-de-sac. Because this lane is likely to be fenced on both sides the 12' width of the lane poses a possible safety issue if pedestrians or kids on bicycles are in the lane when a vehicle with trailer drives through. Staff suggested widening the lane to provide a safety factor and also potential access way for a future dwelling which would require a minimum 25' access lane for a flag lot under the City Subdivision code. The applicant widened the private lane to 15', and said that when adjoining property develops, a standard public road can be developed over the existing private access drive now in use.

**PC Action:** PC recommends approval of the proposed preliminary plat for Cottonwood Creek Phase 4.