



## Legislation Text

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**File #:** 24-0221, **Version:** 1

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### Iris Lane Cluster Housing - Site Plan

**SUMMARY:** The developer is proposing 8 new single family residential housing units on the property located along Iris Lane. There are 6 existing units on the property. Five of the units will be along a 22 foot of paved private drive that ends in a property cul-de-sac. Those units will have individual meters located along Iris Lane. They will be served by a commercial grinder pump for sewer, that will be connected to a private sewer line that is running to an existing manhole located on Iris Lane. There are an additional three units proposed closer to the intersection of Iris Lane and Braun Street. These units will have individual meters and connect to an existing private sewer line. All three of these units will front on Iris Lane. There are two existing fire hydrants that provide proper coverage. City staff does have some concern over the topography and slope of the proposed connection of the private driveway, and the existing road grade of Iris Lane. A profile of the finished grade has been requested from the engineer. It has not been provided to staff by the time of agenda write up. There is one proposed storm water structure shown.

**STAFF RECOMMENDATION:** Staff recommends approval of the site plan subject to any required storm water permits, and staff approval of the proposed intersection of the private drive and Iris Lane.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the site plan subject to any required storm water permits and the approval of the profile of the proposed intersection