



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: February 10, 2014

RE: **Preliminary Plat – Berkdale at Crabapple – Land Lot: 1281 & 1282**

Enclosed please find the Preliminary Plat for Berkdale at Crabapple. The development consists of 44 single family detached lots on 16.107 acres. It is zoned R-3A (Multi-Family Residential) under rezoning case RZ201301339. There are also 2 open space areas as well as 1 separate stormwater detention lot.

The Preliminary Plat has been reviewed by all necessary City Departments for compliance with development standards. The proposed lots meet or exceed the minimum requirements of the zoning district.

The Community Development Department recommends approval of this preliminary plat.