

Kaiserwood

Project Narrative

The proposal is to subdivide a 16.85-acre parcel into 30 single-family lots with associated frontage, internal roadway, water, sanitary sewer, storm drainage, and private utility improvements. A new roadway, 20th Ave. NW, will connect Kaiser Rd. to Hudson St. and a pedestrian pathway will connect the project to Road Sixty-Five to the east.

The project was previously issued preliminary plat and construction document approvals; however, the preliminary plat approval expired in January 2019.

The developable portion of the project site was cleared and erosion control, grading, storm drainage, water, and sanitary sewer improvements were completed within the past 18-months. The city stopped all construction activities when the preliminary plat approval expired in January.

There are several wetlands located on-site. Buffer averaging will be utilized to slightly reduce the wetland buffers in some areas while increasing the buffers in other areas. The overall buffer addition area greatly exceeds the reduction area. According to Habitat Technologies, the current wetland delineations, ratings, buffer additions/reductions, etc. are the same as what was previously approved by the city.

The proposed site plan is identical to what was previously approved by the city through the construction document approval process. The city also previously approved a Deviation Request to increase the maximum longitudinal slope along 20th Ave. from 10% to 15% and to reduce the 30 mph design speed for vertical curve design to help reduce grading impacts to the wetland buffer areas and to create a more “buildable” project.