

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	January 8, 2026
Agenda Title/Subject:	Public Hearing to consider a request for a Preliminary Plat, known as Fickel Farm 5 th Filing, located south of Mountain Avenue at Pyramid Peak Street.
Type of Item:	Public Hearing
Purpose:	Request for approval of a Preliminary Plat to create a residential development consisting of 104 townhome lots and 50 paired home (duplex) lots.
Presented by:	Tawn Hillenbrand, Planning Manager

ATTACHMENTS:

- Staff Report with application materials
- Resolution ## (Series 2026)

BACKGROUND:

Fickel Farm 5th Filing received Neighborhood Master Plan and Rezone approval in November 2024. The currently undeveloped property, consisting of two parcels, is approximately 14.52 acres and is currently zoned Urban Residential. The proposed Preliminary Plat is in substantial compliance with the Neighborhood Master Plan approved in November 2024. The road network, lot configuration, and proposed open space areas are aligned with the previously approved plan. Minor modifications have been made to one stormwater detention area, and the overall density has been reduced from the approved Neighborhood Master Plan. The modification to the stormwater detention area and the reduction in density are not considered substantial changes, and therefore, are consistent with the approved Neighborhood Master Plan.

Preliminary Plat is the next phase of the overall land use approval process for a subdivision following Neighborhood Master Plan and Rezone approval.

This is the applicant's second application for the Fickel Farm 5th Filing Preliminary Plat. The first application was withdrawn by the Applicant following the November 13, 2025, Planning Commission meeting and prior to the Board of Trustees hearing.

UPDATE/NEXT STEPS:

Tonight, the Planning Commission will hear one request of the applicant. The purpose of the Preliminary Plat is to provide the Town with an overall plat and the associated engineering for the proposed development.

Following the Planning Commission public meeting, the Town Board of Trustees will hear

the request at their regularly scheduled hearing on February 10, 2026. The applicant will be required to record the Preliminary Plat if approved by the Town Board of Trustees, and any Conditions of Approval will need to be addressed prior to submitting an application for the final process. The final planning process step would be a public hearing before the Planning Commission for a Final Plat. The Final Plat phase includes review of the Construction Documents (100% completeness), referral agency review, analysis of the utilities and infrastructure planned for the project, off-site and on-site improvements, for example. Both the Preliminary and Final platting must adhere to the Neighborhood Master Plan.

Referral agencies such as the school district, fire protection district, utility and infrastructure providers, for example, have reviewed the Preliminary Plat applications. Referral agency comments at this phase are incorporated into the Staff Report and are used by the applicant when they are preparing their next land use application materials for review. Sanitary sewer and water main engineering designs, the need for water dedication, and school bus stop locations, if needed, for example are reviewed at the Preliminary Plat and Final Plat stages. The developer has provided Construction Documents with this phase and will be required to update with the next or final phase of development, and these will be reviewed by the Town Engineer and supportive agencies.

FISCAL IMPACT AND FUND SOURCE:

There is no negative impact to the Town in consideration of this request for Preliminary Plat. Public notice is funded through fees paid by the applicant. Development review is funded through fees paid by the applicant.

COMMUNITY TOUCHSTONES:

Consideration of this request does not negatively impact community touchstones and in fact is supportive of the 2021 Comprehensive Plan. The proposed Preliminary Plat is consistent with the previously approved Neighborhood Master Plan which aligns with the vision of the Comprehensive Plan.

RECOMMENDED ACTION(S):

Staff recommends approval of the request. See suggested motions in the Staff Report.