



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2016

Re: Hamilton Acres, Plat No. 2 - Final Plat (Case #15-160)

Executive Summary

Approval of the request will result in the creation of a four-lot subdivision to be known as "Hamilton Acres, Plat No. 2".

Discussion

The proposed subdivision is a replat of a previous subdivision, Hamilton Acres Plat 1, which was approved in 1990 and included two lots. The replat will resubdivide the same total area included in Hamilton Acres Plat 1 into four lots – two that front onto McKee Street, one that fronts onto Alan Lane, and one at the intersection of the two streets. The property is currently vacant and has access to all necessary utilities.

The originally proposed plat included the creation of five lots; however, staff raised concerns with creating additional lots with access onto Alan Lane, which is not currently constructed to City standards for road width. After discussions with the application, they agreed to reduce the number of lots with access to Alan Lane to only one lot, which is consistent with the current access on the subject property.

At its meeting on October 22, 2015, the Planning and Zoning Commission (PZC) voted (8-0) to recommend approval of the final plat. Mr. Crockett (applicant) was present at the meeting and gave an overview of the request. The Commission noted that the proposal to eliminate one lot from the original request to address access concerns on Alan Lane was a reasonable compromise. No one from the public spoke during the meeting.

The plat has been reviewed by staff and meets all applicable subdivision and zoning regulations. The Planning and Zoning Commission memo, which includes locator maps and the final plat, are attached for review.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may or may not be offset by increased property taxes and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
7/16/1990	Ordinance #12673: Approved final plat of "Hamilton Acres"

Suggested Council Action

Approval of the final plat for "Hamilton Acres, Plat No. 2"