



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2024

Re: Ridgeway Subdivision Plat 2 – Final Plat (Case # 101-2024)

## Executive Summary

Approval of this request would result in the subdivision of Lot 2, of Ridgeway Subdivision into two legal lots for potential infill development of an additional home. The parcel to be divided is presently addressed as 811 W. Broadway. A concurrent design adjustment seeking a waiver to install sidewalk along the parcel's N. Greenwood Avenue frontage appears on the Council's June 3 agenda as a separate business item.

## Discussion

Brush & Associates (agent), on behalf of Lisa Kulage (owner), seek approval of a two-lot replat of the 0.46-acre lot located at 811 W. Broadway. The purpose of the platting action is to establish legal lot status on the two resulting lots and allow the issuance of a building permit for development of Lot 2B, on the north end of the subject property and having frontage to N. Greenwood Avenue. The subject parcel is currently zoned R-2 (Two-family Dwelling) which requires a minimum lot area of 5,000 square feet for single-family homes. Proposed Lot 2B, as depicted on the plat, contains 5,008 square feet which limits the proposed lot to one single-family home. The platting request is being considered concurrently (Case # 138-2024) with a request to waive the required sidewalk installation along the existing parcel's N. Greenwood Avenue frontage

Standard 10-foot utility easement are shown on each street frontage in compliance with the requirements of the UDC. Additional right-of-way (ROW) is required to be dedicated for the W. Broadway frontage. The plat dedicates 27.15 feet of W. Broadway ROW on the southern edge of the parcel. No additional ROW is required on N. Greenwood Avenue at this time. Sidewalk is already constructed on the lot's W. Broadway frontage; however, as noted, a concurrent request seeks design adjustment approval for the N. Greenwood Avenue sidewalk has been submitted.

Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat shall only be approved by the Council if the following criteria are met (staff analysis follows each criterion):

- (i) **The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.**



No specific restrictions currently exist on the parcel and the proposed replat will serve to integrate an additional housing unit in an infill environment.

- (ii) **Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.**

The site is currently served with all necessary City utilities. City staff has reviewed the request and indicated no concerns about the potential infill development. Impacts to services are considered to be negligible.

- (iii) **The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.**

Staff does not believe the replat to be detrimental to any neighboring properties. Standard setbacks will be honored and the lot area of the newly created lot (Lot 2B) is generally consistent with surrounding development further north on N. Greenwood Avenue. The existing home addressed 811 W. Broadway will be retained is otherwise fully compliant with required R-2 setbacks given its orientation to W. Broadway and lot area standards for the R-2 zoning district.

The plat has been reviewed by both internal and external departments/agencies, complies with all requirements of the UDC. The plat is supported for approval by staff.

Locator maps, final plat, and public comments are attached for review.

## Fiscal Impact

Short-Term Impact: No impacts anticipated in the next two fiscal years.

Long-Term Impact: Public infrastructure maintenance associated with sanitary sewer as well as public safety and solid waste service provision.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
09/17/1945	Approved: Ridgeway's Subdivision

## Suggested Council Action

Approve the proposed final plat of "Ridgeway Subdivision Plat 2."