



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 4, 2016

Re: Russell Subdivision, Plat No. 5 – final plat (Case #16-70)

## Executive Summary

Approval of this request will create a two-lot final plat to be known as “Russell Subdivision, Plat No. 5.”

## Discussion

The applicant is requesting approval of a two-lot preliminary plat of 3.17 acres of property zoned R-1 (One-Family Residential). A proposed public sanitary sewer main would extend approximately 150 feet into the subject site to provide a point of public sewer connection to the existing home (addressed as 709 Russell Boulevard), as well as the newly-created lot. The sewer main crosses a greenspace conservation easement at the property's northern edge, which will be maintained for both of the newly-created lots.

In preparing the final plat and the required sanitary sewer extension plans, it was determined that the sewer connection to the existing home on the parent tract was not located within a public sewer easement. The proposed off-site easement was introduced to Council on March 21, 2016, and will be approved concurrently with the introduction of this final plat. The proposed new public sewer to serve the existing home and the new lot proposed by Russell Subdivision Plat 5 will connect to the off-site easement. The proposed public sewer extension to serve the lots within Russell Subdivision Plat 5 will be located within a 16 foot wide public easement that is shown on the final plat.

The proposed plat is consistent with the preliminary plat of Russell Subdivision – Plat No. 5 (Case #16-52), which was approved by Council at its March 7, 2016 meeting. The final plat has been found to be in compliance with the zoning and subdivision regulations by both internal and external staff and is supported for approval.

Locator maps and a reduced copy of the plat are attached.

## Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Maintenance of the extended public sewer main and provision of public safety and solid waste services to the new lot. Such long-term impacts may or may not be off-set by increases in user fees and property taxes.



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Community Facilities & Services, Secondary Impact: Environment, Tertiary Impact: Parks, Recreation and Greenways

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
5/17/2004	Approved Russell Subdivision – Plat 4 (Ord. 018087)
3/7/2016	Preliminary plat approved – Russell Subdivision Plat No. 5 (Res. R27-16)
3/21/2016	Request to approve off-site sanitary easement (B67-16)

## Suggested Council Action

Approval of the final plat of “Russell Subdivision, Plat No. 5”