

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 21, 2016**

SUMMARY

A request by Engineering Surveys and Services (agent) on behalf of Robert C. Smith (owner) for approval of a two-lot preliminary plat of a 3.17-acre property located at the northwest corner of Rollins Road and Russell Boulevard and addressed as 709 Russell Boulevard. . (Case # 16-52)

DISCUSSION

The applicant is proposing to divide the existing lot into two lots by adding a property line running from north to south approximately 106 feet from, and parallel to, the lot's western boundary. This arrangement allows roadway access for the newly created lot, along Rollins Road. A 25-foot setback is shown along the southern boundary, along Rollins Road. A 15-foot setback is shown along the eastern boundary, which is Russell Boulevard.

In addition to the proposed division of the acreage, the plat indicates a future sewer main extension, across a greenspace conservation easement, to allow utility access to the original home on the site. As a result of this extension, the property is required to first obtain approval of this proposed preliminary plat and then approval of a final plat. Prior to approval of the final plat, construction plans for the extension of the sewer will need to be submitted and approved.

As noted, the proposed subdivision involves the extension of a public sewer through a greenspace conservation easement. Generally construction within a greenspace conservation easement is not permitted per the following language within Section 25-3 (Definitions; rules of construction.) of the Subdivision Regulations which states; "no development shall occur, except for public or private street, driveway, bridge and utility crossings where needed." Staff notes that the proposed extension of the public sanitary sewer across the newly-created lot, within the greenspace conservation easement, is necessary to serve the original home on the property and therefore is a permitted activity within the easement.

The plat has been reviewed by all applicable staff and has been found to meet all technical requirements within the subdivision regulations and zoning ordinance.

RECOMMENDATION

Approval of the preliminary plat for "Russell Subdivision – Plat 5"

SUPPORTING DOCUMENTS

Attachments

- Aerial, topographic, and utility maps
- "Russell Subdivision – Plat 5" preliminary plat

HISTORY

Annexation date	1955
Zoning District	R-1 (One-Family Residential District)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Lot 8, Russell Subdivision – Plat 1; Lot 2, Russell Subdivision – Plat 4

SITE CHARACTERISTICS

Area (acres)	3.17 acres
Topography	Slopes from southeast to northwest, with increased slope at northern edge of lot
Vegetation/Landscaping	Southern 2/3 of parcel developed, landscaped turf areas and dense wooded area on approximately northern 1/3 of parcel.
Watershed/Drainage	Perche Creek
Existing structures	Home near southeast corner of parcel

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Fire Protection	
Electric	

ACCESS

Rollins Road	
Location	Southern edge of property
Major Roadway Plan	Neighborhood Collector (unimproved & City-maintained). Requires 60-foot total ROW
CIP projects	N/A

Russell Boulevard	
Location	Eastern edge of property
Major Roadway Plan	N/A
CIP projects	N/A

PARKS & RECREATION

Neighborhood Parks	Approximately ¼ mile north of Kiwanis Park
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	N/A

Report prepared by Russell Palmer Approved by Patrick Zenner