



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 5, 2016

Re: Drury Subdivision Plat 1 – Final Plat (Case #16-121)

Executive Summary

Approval of this request will result in the creation of a one-lot subdivision and the dedication of additional right of way for Keene Street.

Discussion

THHinc McClure (applicant) on behalf of Drury Development Corporation (contract purchaser) seeks approval of a one-lot final minor plat to be known as "Drury Subdivision Plat 1". The 3.49-acre subject site is located at the southwest corner of Keene Street and I-70 Drive SE and addressed as 3100 I-70 Drive SE.

The applicant is seeking approval of a one-lot final minor plat in order to create a legal C-3 (General Commercial) zoned lot for purposes of future redevelopment of the site. The site is currently improved with a Howard Johnson hotel and associated surface parking lot. The plat will dedicate additional right of way along Keene Street to accommodate a 76-foot major collector roadway as well as additional utility easements.

At its June 9, 2016, meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. After limited discussion, the Planning and Zoning Commission voted (6-0-1, with Commissioner McMann recusing) to recommend approval of the plat.

The final plat associated with this request has been revised since the Planning and Zoning Commission meeting to address a minor technical correction. The original (dated 5/26/16) and revised (dated 6/21/16) final plats are attached. The revised final plat is sought to be approved. The Planning and Zoning Commission staff report, locator maps, final plat (dated 5/26/16), revised final plat (dated 6/21/16), and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None. The property is currently developed.



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
NA	NA

Suggested Council Action

Approval of the final plat for "Drury Subdivision Plat 1".