



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 3, 2019

Re: Wellington Villas – Final Plat (Case 98-2019)

## Executive Summary

Approval of this request would result in the consolidation of three lots into one to facilitate construction of a detached garage and relocate an existing strip of common area.

## Discussion

The applicant is seeking approval of a replat that involves lots 214A, B, and C, and 2015A and C of the Wellington Villas Plat 2. Wellington Villas is a former PUD development that contemplated attached single-family construction on A-B-C lots. The “C” lot within the approved PUD was a common lot that surrounded lots A-B. The PUD allowed both attached single-family as well as detached single-family homes and was approved at a time when the development code allowed building over a platted property line.

The purpose of the replat is to consolidate all contiguous property owned by the applicant to facilitate the construction of a detached garage on what is currently Lot 215A. Current provisions of the UDC do not permit the construction of a detached garage on a lot without a primary structure. Furthermore, the replat will bring the now non-compliant existing single-family home on Lots 214A & B, due to being built over a property line, into compliance with the UDC’s standards.

Due to the original platting of Wellington Villas utilizing an A-B-C lot configuration, Lots 214B and 215A are separated by common lots 214C and 215C. The replat proposes to relocate the square footage allocated to these common lots areas to the southeastern portion of existing Lot 215A and have it merged with existing Lot 215C. The relocated common area consists of a total of 2,061 square feet and upon relocation will provide a common area buffer between the existing home on Lot 215B and the proposed merged lots of 214A-B and 215A.

The site is served by all City utilities; however, a short sidewalk extension will be required to close an existing gap in front of existing Lot 215A. A corresponding minor amendment the PUD plan for Wellington Villas was reviewed and approved following a public information meeting. No members of the public expressed concern with the proposed PUD plan change or corresponding replat. The plat has been reviewed by staff and has been found to meet all development requirements of the UDC.

A copy of the locator maps and the final plat are attached for review



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None anticipated.

## Vision & Strategic Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
9/5/2006	Approved: Wellington Villas Plat 2 (Ord. 19177)
7/3/2006	Approved: Wellington Villas PUD Plan (Ord. 19099)

## Suggested Council Action

Approve the final plat of, "Wellington Villas Plat 4."