



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Crossroads North Subdivision Preliminary Plat (Case #88-2021)

Executive Summary

Approval of this request would result in the approval of a three-lot preliminary plat with additional right of way dedication.

Discussion

Civil Engineering Design Consultants (agent), on behalf of Bucky C LLC (owner), is seeking approval of a preliminary plat to reconfigure Lot 1 of *Crossroads North Subdivision Plat 1* into three lots of M-C (Mixed Use-Corridor) zoned property potentially for restaurant, retail and automotive repair uses. The new preliminary plat is to be known as *Crossroads North Subdivision Preliminary Plat*. The approximately 4.36-acre property is located at the southwest corner of Vandiver Drive and Range Line Street.

The proposed preliminary plat will divide the existing lot into three lots to facilitate the development of the site, with each lot being near 1.5 acres in size. Proposed Lots 1 and 3 have direct frontage on public right-of-way and Lot 2 will have access along internal access easements. An additional 11 feet of right of way is shown on the plat along Vandiver Drive to accommodate future expansion of the roadway as a minor arterial. Actual dedication of the right of way would occur at final platting.

The Planning and Zoning Commission considered this request at their March 18, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the preliminary plat passed (8-0).

The Planning Commission staff report, locator maps, preliminary plat, final plat (12/16/1974), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.



Strategic & Comprehensive Plan Impact

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
12/16/1974	Approved final plat of <i>Crossroads North Subdivision Plat.</i> (Ord. #6543)

Suggested Council Action

Approve the preliminary plat of *Crossroads North Subdivision*.