



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 19, 2017

Re: Woodrail Meadows, Plat 3-A – Final Plat (Case #17-111)

Executive Summary

Approval of this request will replat three lots along the south side of Willowcreek Lane (addressed as 1004, 1100 and 1102) to formally plat the lot boundaries which were modified as a result of several small area transfers that occurred following the original platting of the lots.

Discussion

The applicant is proposing a replat of three lots, located at 1004, 1100 and 1102 Willowcreek Lane. The lots are zoned R-1 (One-Family Residential District), and each lot is improved with a single-family home.

The proposed replat will confer “legal lot” status upon the 3 lots and conform them to their existing boundaries which have been modified since they were originally created through a number of small area transfers. The property transfers have negated the legal lot status of each respective lot. Thus, the resulting lots must be replatted before any site improvements would be allowed. There has been no indication that there is interest in redeveloping the lots at this time.

At their May 18, 2017 meeting the Planning and Zoning Commission considered this request. After limited discussion, the Commission voted unanimously (8-0) to approval of the plat.

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated. No public infrastructure extension/expansion would be required.

Long-Term Impact: None. Existing services are provided to the subject lots and have been accounted for in applicable user fees which may or may not cover public expenditures.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

| Date | Action |
|----------|--|
| 2/2/1987 | Approved Woodrail Meadows, Plat 3 (Ord. 11367) |
| 5/7/1979 | Approved Woodrail Meadows Amended Plat 1 |

Suggested Council Action

Approve the final plat of "Woodrail Meadows, Plat 3-A".