



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2016

Re: Mikel's Subdivision Lots 64 & 65 – Plat 2 (Final)(Case #16-140)

Executive Summary

Approval of the request will combine lots 64 and 65 of Mikel's Subdivision to accommodate redevelopment of the site with a 4,275 square-foot office building that is being concurrently considered as part of Case #16-141, a proposed rezoning to O-P (Planned Office) and O-P development plan approval.

Discussion

The applicant proposes to combine two lots, located at the southwest corner of Madison and Orange Streets, in order to prepare the parcel for construction of a 4,275 square-foot office building. The building will house additional space for True Media, LLC, for which the subject parcel currently serves as a parking lot.

Staff is processing the rezoning action (Case #16-141) concurrently with the final plat. The applicant intends to withdraw the final plat if the rezoning request is denied, to reevaluate their plans.

Setbacks on the plat reflect those zoning on the O-P development plan and the plat will dedicate required corner truncations and an 8-foot half-width of additional right-of-way for Orange Street, which is designated as a Local Non-residential Street, which requires a 66-foot right-of-way.

The plat has been reviewed by all applicable staff and found to meet all technical requirements contained within the subdivision regulations and zoning ordinance. It is supported by staff for approval.

At its August 18, 2016 meeting, the Planning and Zoning Commission held a public hearing on Cases 16-141 and 16-140. The applicant's agent provided an overview of the rezoning and subdivision requests for the subject site. A representative from the Ridgeway Neighborhood Association also addressed the Commission and indicated that their group was in support of the rezoning and subdivision noting that development of the site would be preferred over the existing surface parking lot. One person objected to the property being redeveloped from residential to commercial, citing the fact that the owner had significant property to the south of his building lot already zoned for commercial.

Following public input on the cases, the Planning and Zoning Commission voted 9-0 to support the proposed final plat.



A copy of the Planning Commission staff report, locator maps, plat, meeting excerpts, and correspondence from the public are attached.

Fiscal Impact

Short-Term Impact: No short-term costs are associated with approval of the request.

Long-Term Impact: No long-term costs are associated with approval of the request.

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
5/17/1909	Mikel's Subdivision of Garth's Addition (Lots 83-88)

Suggested Council Action

Approve "Mikel's Subdivision – Plat 2," as recommended by the Planning and Zoning Commission.