



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 20, 2020

Re: Garth's Addition Plat No. 1A – Final Plat (Case #222-2019)

Executive Summary

Approval of this request would result in the creation of a 10-lot subdivision known as the, "Garth's Addition – Plat No. 1A," located at 906 West Ash Street. The plat will confer "legal lot" status upon the newly-created lots, in order to permit development in accordance with the requirements of the UDC.

Discussion

The applicants, Kay and Jack Wax, are requesting approval of a 10-lot final plat on their PD-zoned (Planned District) property addressed as 906 West Ash Street. The approved PD plan includes 9 single-family home lots and a single common lot that contains the site's common elements which include a community building, community park and garden, and private street. The lots share access to the centrally located common street that traverses essentially the center of property. This arrangement utilizes the unique dimensions of the deep property to create an "enclave" community that compliments the surrounding single-family residential neighborhood, while permitting a small pocket of higher density infill development.

The plat dedicates the required additional right-of-way for Ash Street which is the development's only access to a public street. The internal private street lies within the common lot; maintenance will be the responsibility of the homeowners. The site is served by all City utilities; however, water and sewer extensions are required. A utility easement is laid over the private street and extends approximately 10-20 feet into each development lot to permit access to public services.

The plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC as well as the approved, "Ash Street Community PD Plan."

Locator maps and the final plat are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Installation of public infrastructure will be responsibility of developer.

Long-Term Impact: Limited. Impacts may include the maintenance of public utilities and public safety/trash collection services. Such impacts may or may not be off-set by increased user fees 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: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
8/19/2019	Approved: Ash Street Community PD Plan (Ord. # 023962)

Suggested Council Action

Approve the final plat of, "Garth's Addition – Plat No. 1A."