



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2022

Re: Quail Creek West Plat 7 – Final Plat (Case #111-2022)

Executive Summary

Approval of this request would result in the creation of three single-family lots on a 0.81-acre parcel located at the southeast corner of Smith Drive and Louisville Drive.

Discussion

The applicants are seeking approval of a three lot final minor plat to be known as *Quail Creek Plat 7*. The subject parcel contains 0.81 acres, is zoned R-1 (One-family Dwelling), and is located southeast of the intersection of Smith Drive and Louisville Drive. The proposed plat will confer legal lot status on the property for the purpose of developing three single-family detached homes.

Per Section 29-5.1(f)(2)(iii) of the UDC, residential driveway access to the proposed lots is restricted from both Louisville and Smith Drives, given their frontage along a collector roadway. The cited UDC section; however, grants the Director of Community Development the authority to permit driveway access to the proposed lots in instances when it is determined there are no other feasible alternatives. The Director has reviewed the plat and after consultation with the City Traffic Engineering determined that access to Louisville Road is the only feasible access to the proposed lots. Such access was granted subject to the condition the driveway location for Lot 703 (closest to the intersection) be restricted to the southern 40 feet of the lot. This condition was added to plat to ensure minimum separation of the drive from the intersection.

Additional right-of-way (ROW) is dedicated by the plat for Smith Drive, and an appropriate corner truncation has been provided. Standard utility easements are provided along both street frontages, with 10 feet dedicated along Smith Drive, and 15 feet along Louisville Drive. Public sewer will be provided from the rear of the lots (an atypical location) via a new 16-foot public utility easement shown along the southern and eastern boundaries of the of the overall tract.

The Planning & Zoning Commission considered this case at their April 7, 2022 meeting. After limited discussion a motion was made to approve the plat, subject to minor technical corrections. The vote passed unanimously (9-0). The minor technical corrections included revisions to the property owner's signature block and improving survey accuracy and were addressed on April 18, 2022.

The Planning and Zoning Commission staff report, locator maps, revised final plat (signed and sealed 4/18/22), and meeting minute excerpts are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. Any public utility extensions or expansion to service the new lots will be at the developer's expense.

Long-Term Impact: Limited. Future impacts may include public maintenance of streets, water and sewer facilities as well as provision of public safety and trash collection. These impacts may or may not be off-set by user fees and/or increases in property tax collections.

Strategic & Comprehensive 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
1/3/05	Approved: <i>Quail Creek West Preliminary Plat</i> (Res. 4-05)

Suggested Council Action

Approve the, "*Quail Creek West Plat 7*," final minor plat as recommended by the Planning and Zoning Commission.