



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 19, 2021

Re: Lake of the Woods Center, Plat No. 3 - Replat (Case #102-2021)

## Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Lake of the Woods Center, Plat No. 3*.

## Discussion

A request by Crockett Engineering (agent), on behalf of SBH Properties, LLC (owner), to replat 3.09-acres located at 5708 Freedom Drive. The applicant is seeking to expand the building on the site; however, the property is not a legal lot.

The Lake of the Woods Center Final Plat, which created the right-of-way for Freedom Drive (previously Texaco Drive) was approved by Council in January 2000. The location of Freedom Drive did not meet the northern boundary of the subject site, leaving a narrow strip which was transferred to the owner of the subject lot for access purposes. A restriction on the plat indicated that this strip (Lot 10, Lake of the Woods Center) was not for development until combined with the survey tract to the south (the subject lot) by a final plat.

Approval of the proposed plat would combine Lot 10 and the survey tract for the purpose of gaining roadway frontage, and granting legal lot status for the entire parcel. Granting of legal lot status will permit the issuance of building permits for planned expansions of the automotive business on the subject property.

The plat dedicates the required 10-foot utility easement along the property's Interstate 70 frontage, and designates all of the existing Lot 10 for utility purposes. 8-foot sanitary sewer easements are dedicated on the east and west property boundaries to cover existing sewer lines. Adequate right of way exists for Freedom Drive; however, sidewalks are not in place. Therefore, a performance contract has been provided to secure their construction.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and the final plat are attached for review.



## 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: None anticipated.

## 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
1/10/2000	Approved Lake of the Woods Center final plat (Res 6-00)

## Suggested Council Action

Approve the final plat of *Lake of the Woods Center, Plat No.3.*