



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Zwonitzer Subdivision Plat No. 2 – Replat (Case # 317-2021)

Executive Summary

Approval will result in the creation of a 1-lot final plat to be known as *Zwonitzer Subdivision Plat No. 2*.

Discussion

A request by Crockett Engineering Consultants (agent), on behalf of TKG-StorageMart Partners Portfolio, LLC (owner), seeking approval of a one-lot replat. The proposed replat would consolidate two lots into a single "legal lot" containing 4.62-acres. The subject site is zoned M-C (Mixed-use Corridor) and is located approximately 700' east of the intersection of Keene Street and I-70 Drive Southeast.

The subject site is comprised of Lot 1A of *Zwonitzer Subdivision Administrative Plat #1* and Lot 1-A of *Bryan's Subdivision Replat Lot 1*, which were recorded in 1992 and 1984 respectively. If the replat is approved, it would consolidate the lots into a single parcel bestowing 'legal lot' status upon the acreage and eliminate an interior lot line. The site is presently improved with self-service storage facility, associated gravel parking lot, and communications antenna and structures. The platting action would remove an interior lot line and dedicate required easements and right-of-way.

The proposed lot has direct access to I-70 Drive Southeast. Approximately 5' of right-of-way is being dedicated on the northeast corner of the property. A standard 10' utility easement is being dedicated along the street frontage and sidewalks will be required to be constructed with any development.

There was a utility easement underneath the existing on-site structures which has been vacated and relocated to a new 16' utility easement to the east. No other public utility extensions are required at this time. The site is also subject to a 20' access and utility easement leading to a lease parcel (the communications tower) and turnaround near the southwest corner of the property.

The final plat has been found to meet 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.

Long-Term Impact: None foreseen as site is presently developed and receiving City services. Any potential future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/21/84	Approved the plat of Bryan's Subdivision
6/28/89	Approved the plat of Zwonitzer Subdivision

Suggested Council Action

Approve the final plat of *Zwonitzer Subdivision Plat No. 2*.