



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2020

Re: Southfork of the Grindstone, Plat No. 1-A - Replat (Case #78-2020)

## Executive Summary

Approval of this request will result in the combination of two existing lots into one lot, with additional dedications for right of way.

## Discussion

Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc. (owner) is seeking approval of a one-lot replat of Lots 2 & 3 of *Southfork of the Grindstone Plat 1* on property requested to be permanently zoned M-N (Mixed Use-Neighborhood), pending annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive.

Associated with this request are three additional items – the annexation (Case #117-2020) and permanent zoning (Case #76-2020) of the property, and a conditional use permit request (Case #77-2020).

The applicant is seeking to combine the existing two lots into one lot to allow the development of the site with a commercial structure for operating a gas station and convenience store, and a bank with a drive-up facility. Highway WW is a minor arterial, and requires 84-100 feet of right of way. No additional ROW will be required along Highway WW as there is currently 50-feet of half-width adjacent to this site. Additional ROW for Elk Park Drive near the northwest corner of the site is dedicated on the plat, due to a prior widening of the roadway that was not contained within existing right of way.

The subdivision is considered a replat, and pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and final plat are attached.



## 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: Possible impacts could be public infrastructure maintenance for roadways as well as solid waste and police service provision. 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: Economy, 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
NA	NA

## Suggested Council Action

Approve the requested final plat of *Southfork of the Grindstone, Plat No. 1-A*.