



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 21, 2020

Re: Arbor Falls, Plat No. 3A Final Plat (Case #35-2020)

Executive Summary

Approval will result in creation of a three-lot final replat of property generally located southeast of the intersection of Ranger Drive and Old Hawthorne Drive West.

Discussion

Crockett Engineering (agent), on behalf of Triple Crown LTD, LLC (owner), is requesting approval of a 0.92-acre three-lot final plat to be known as "Arbor Falls, Plat No. 3A". The final plat will re-subdivide Lots 1-5 of Arbor Falls Plat 3 into three lots. The three lots are each improved with an existing home and addressed as 1900, 1902 and 1904 Ranger Drive. These are paired homes on separate lots, with 1900 and 1902 built adjacent to one another, and 1904 built adjacent to 1906 Ranger Drive.

The replat eliminates the two existing lots fronting on Old Hawthorne Drive West shown on Plat 3 and redistributing that acreage into the lots currently improved with the existing homes. The property is zoned PD (Planned Development) and a minor amendment to the PD plan has been reviewed and approved. The plat sought for approval is required to formally effectuate the consolidation of the lots and is considered an improvement to the original lot layout in that it eliminate lots fronting to a primary roadway within the Old Hawthorne Development. Furthermore, the replat will reduce overall density.

Sufficient right-of-way exists for Old Hawthorne Drive and sidewalk is in place. Ranger Drive is a private drive; therefore, sidewalks are not required. Existing utility easements meet the requirements of the UDC and are shown on the plat. No design adjustments have been requested and the plat is compliant with the UDC and all applicable City policies and codes. Staff recommends approval of the plat.

Locator maps and final plat are attached for Council consideration.

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: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
June 3, 2013	Approving the Final Plat of Arbor Falls Plat No. 3 (Ord. 21708)

Suggested Council Action

Approval of the final plat of Arbor Falls Plat No. 3A.