



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 1, 2021

Re: *A-1 Rental Plat 1 – Final Plat (Case #257-2021)*

Executive Summary

Approval would consolidate three survey tracts, located at the southeast corner of Stadium Boulevard and Old Highway 63, into one legal lot for redevelopment purposes.

Discussion

The applicants seek approval of a one-lot final plat of 9.68 acres located at the southeast corner of Old Highway 63 and Stadium Boulevard. The proposed plat would combine three survey tracts into a single lot resulting in the creation of a “legal lot” in advance of building permit issuance for future redevelopment of the site. No redevelopment plans for the site have been submitted at the time of this report.

No additional right-of-way dedications are required for adjacent roadways. The standard 10-foot utility easement is dedicated along Stadium Boulevard and the applicant is dedicating a 15-foot easement in place an existing utility easement along Old Highway 63 given the existing easement width (5 or 15 feet) could not be determined from the original easement documents. To error on the side of greatest caution, the applicant provided the larger easement width.

The original application included a request for a design adjustment relating to the installation of sidewalk along the site's street frontages. However, following initial staff review and comments indicating limited support for such a waiver, the request was withdrawn by the applicant. Upon site redevelopment sidewalk installation will be required along all adjoining roadway frontages. The plat has been reviewed by both internal and external stakeholders and found to be complaint with the requirements of the UDC.

The Planning & Zoning Commission considered this request at their September 9, 2021 meeting. Staff presented its report and there were no public comments or questions from the Commission. A motion to approved the plat passed unanimously (8-0).

The Planning and Zoning Commission staff report, locator maps, final plat and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None known. All necessary infrastructure is in place. Any replacement required for redevelopment will be at the owner's expense.

Long-Term Impact: None known at this time.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat entitled "A-1 Rental Plat 1," as recommended by the Planning and Zoning Commission.