



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2018

Re: *Red Oak South Plat No. 2* – Replat (Case #18-21)

Executive Summary

Approval will result in the replat of an existing lot to create four PD-zoned lots, with dedications for easements.

Discussion

BFA, Inc (agent), on behalf of Red Oak Marketplace, LLC (owner), is seeking approval of a four-lot final plat of PD (Planned District) zoned property that constitutes a replat of Lot 2 of *Red Oak South, Plat No. 1*. This new plat is to be known as *Red Oak South Plat No. 2*. The 4.42-acre subject site is located at the southwest corner of Grindstone Parkway and Norfleet Drive.

The applicant is seeking approval of the replat in order to reconfigure Lot 2 into four lots, consistent with the intent of the approved PD plan for the site. Three lots would have frontage along Grindstone Parkway, with access provided to each lot from Norfleet Drive by way of an access easement. The fourth lot has frontage along both Norfleet and Grindstone Plaza Drive.

The PD plan serves as the preliminary plat for the site, and the requested plat is consistent with the current PD plan, *Red Oak Marketplace PD*, which was approved on February 5, 2018 (Case #18-20).

Upon review of the plat, staff finds it is in substantial conformance with the existing PD plan for *Red Oak Marketplace PD* and is in conformance with all UDC regulations. Staff recommends approval.

Locator maps, final plat, previously approved *Red Oak Marketplace PD*, and previously approved plat *Red Oak South, Plat No. 1* are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and 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: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
2/5/2018	Approved PD plan of Red Oak Marketplace PD Plan (Ord. 23465)
9/4/2012	Approved final plat of Red Oak South, Plat No.1 (Ord. 21409)
8/6/2012	Approved preliminary plat of Red Oak South (Res. 132-12)

Suggested Council Action

Approval of the final plat for *Red Oak South Plat No. 2*.