



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 15, 2019

Re: Tandy's Addition Plat 2 – Replat (Case #151-2019)

Executive Summary

Approval will result in consolidation of portions of 3 existing lots into a single lot, dedication of additional right of way for College Avenue and Wilkes Boulevard as well as utility easements along all parcel roadway frontages.

Discussion

The applicant, Simon & Struempf Engineering on behalf of Atkins CPS, Inc. (owner) is seeking approval of a one-lot final plat of IG (Industrial - General) zoned property, constituting a replat of all or part of Lots 3-5 of *Block 3, Tandy's Addition*, to be known as *Tandy's Addition Plat 2*. The 0.55-acre subject site is located at the southwest corner of College Avenue and Wilkes Boulevard.

The site is currently vacant and the replat would consolidate the separate lots into one allowing for the redevelopment of the site as a whole without being split by existing lot lines. An additional 18 feet of right of way is being dedicated along College Avenue, which in this location requires a half-width of between 53-55 feet, as the roadway is classified as a major arterial. The existing right of way is a total of 70 feet (35-foot half-width)

A previously submitted request that was similar to this replat (Case #72-2019) included a request to grant an 18-foot design adjustment from the required half-width dedication of right of way along the property's College Avenue frontage. At the City Council meeting on 5/6/2019, a motion to approve that request failed 3-4. The submitted replat now includes the additional right of way dedication, and does not require a design adjustment.

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 has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps and the 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: 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|----------|--|
| 5-6-2019 | Motion to approve final plat and design adjustment failed. (B101-19) |

Suggested Council Action

Approve the final plat for *Tandy's Addition Plat 2*.