



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 6, 2017

Re: Stoney Creek Plat 2 - Final Plat (Case #17-159)

## Executive Summary

Approval of this request will result in creation of a two-lot final plat to be known as "Stoney Creek Plat 2."

## Discussion

The applicant, Crockett Engineering (agent), on behalf of Stacey & Dorcas Smarr, and the Dale Smarr Revocable Living Trust (owners), is seeking approval of a two-lot final plat on PD zoned (Planned District) land, to be known as "Stoney Creek Plat 2." The 1.97-acre subject site is located at 2625 S. Providence Road, and is currently known as Lot 2 of the Administrative Plat of Lot 2A of the Stoney Creek Subdivision.

The proposed replat divides Lot 2A into two development lots in accordance with the Schilb Antiquarian PD Plan, which is to receive Council approval at their November 6, 2017 meeting. The Plat includes a small portion of right-of-way for Old Route K (Providence Outer Road) near the newly created lot line, at the northeast side of the parcel. This dedication completes a 50' half-width dedication along the property's frontage. The plat also extends the existing cross-access easement at the southeast corner of the parcel into the proposed northern lot to allow vehicular access to the rear of each lot. The Schilb Antiquarian PD Plan depicts parking areas to the rear (west) of each building, which will be accessed by a shared driveway within the access easement.

The proposed final plat is in substantial conformance with the Schilb Antiquarian PD Plan and has been reviewed by staff and found to meet all requirements of the Unified Development Code.

Locator maps, final plat, and a copy of the approved PD Plan are attached.

## Fiscal Impact

**Short-Term Impact:** Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

**Long-Term Impact:** Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.



## Vision & Strategic Plan Impact

### Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
9/9/2002	Ord. 17421: Approved the final plat of the "Stoney Creek Subdivision"
9/9/2002	Ord. 17420: Approved the "Stoney Creek C-P Development Plan"

## Suggested Council Action

Approve the final plat of "Stoney Creek Plat 2."