



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

Re: State Farm Subdivision - Block 2 Final Plat (Case #204-2020)

Executive Summary

Approval of this request will result in the creation of a 2-lot final plat to be known as *State Farm Subdivision - Block 2*. The plat will also dedicate additional right of way for public use.

Discussion

Engineering Surveys & Services (agent), on behalf of JDM II SF National LLC (owner), seeks approval of a two-lot final major plat on M-OF (Mixed Use- Office) zoned land to be known as *State Farm Subdivision - Block 2*. The 102.85-acre subject site is located southeast of the intersection of Southampton Drive and Providence Road (State Route 163) and is addressed 4700 S. Providence Road.

The final plat substantially complies with the preliminary plat of the same name, which is being concurrently processed as Case #203-2020. The two-lot final plat will divide the existing lot, known as Lot 1 of *State Farm Subdivision - Block 1*, with approximately a quarter of the existing site in the west lot (Lot 1A) and the remainder, along with the existing building and all of the off-street parking areas, in the east lot (Lot 1B). Additional right of way to meet half-width dedication standards for Southampton Drive and Corporate Lake Drive are being dedicated with the plat. No new streets are planned with this development.

The requested final plat includes all property contained within the preliminary plat and upon review has been found to be in substantial conformance with the associated preliminary plat. The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

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: Possible impacts could be 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
5/21/1990	Approved final plat of <i>State Farm Subdivision – Block 1</i> (Ord #12612).

Suggested Council Action

Approve the *State Farm Subdivision - Block 2* final plat.