



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2016

Re: Paris Road Village – Plat No. 2 – Preliminary plat (Case #16-36)

## Executive Summary

Approval of this request will result in the creation of a three lot subdivision to be known as "Paris Road Village, Plat No. 2".

## Discussion

The applicant is requesting approval of a three-lot preliminary plat of 6.195 acres of property zoned a mixture of C-2, M-1, and C-3. A proposed public street would extend approximately 300 feet into the subject site to provide a consolidated point of access to all three lots. Proposed future development of the three lots would be for commercial purposes.

At its January 7, 2016 meeting, the Planning and Zoning Commission considered this request and voted unanimously (9-0) to approve the proposed plat. The applicant's surveyor was presented and provided an overview of the plat's purpose. There were no Commissioner questions and no one from the public spoke regarding the application.

A copy of the staff report (including locator maps and plat) and meeting excerpts are attached for review.

## Fiscal Impact

**Short-Term Impact:** No new capital spending is expected within the upcoming 2 years as a result of this proposal.

**Long-Term Impact:** The development of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.



## Vision & Strategic Plan Impact

### Vision Impacts:

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

### Strategic Plan:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
06/11/1997	Approved Administrative Plat 2 of Lot 1, Paris Road Village

## Suggested Council Action

Approve the proposed preliminary plat of Paris Road Village – Plat No. 2