



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 1, 2021

Re: Burlington Subdivision Plat 1 - Replat (Case #63-2021)

Executive Summary

Approval of this request will result in the combination of two existing lots and the creation of a 1-lot final plat to be known as *Burlington Subdivision Plat 1*.

Discussion

A Civil Group (agent), on behalf of Last Enterprises, LLC (owners), requests approval of a replat to be known as "Burlington Subdivision Plat 1." The replat would combine two existing lots, which are currently improved with Graybar Electric Supply. The purpose of the replat is to remedy the existing structure's non-conformity wherein the building crosses the internal lot line separating the two lots and prohibits the ability to issue a building permit for desired expansion of the existing structure.

The proposed building expansion includes the construction of a loading dock and associated driveway on the south end of the existing building. The building expansion has been determined to comply with the dimensional requirements of the UDC; however, the location of the new driveway was identified as conflicting with the driveway spacing standards contained within the "Street, Storm Drain, and Sanitary Sewer Specifications and Standards," manual promulgated by the City's Public Works Department.

In light of the conflict and following discussion with the applicant it was determined that elimination of the northern entry to the property coupled with issuance of an administrative variance by the Director of Public Works would be necessary to obtain staff support for the proposed platting action. The applicant has agreed to eliminate the northern entry as part of the future construction thereby retaining two access to the site not the originally desired three. Additionally, the Director of Public Works approved the waiver of the drive spacing standard on February 16, 2021.

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 for review.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
4/28/1981	Approved: "Realignment of Lots 3, 4, 5 & 6, Oakland Plaza Subdivision Block III."

Suggested Council Action

Approve the final plat of *Burlington Subdivision Plat 1*.