



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: Central Addition Plat No. 3 – Replat (Case # 244-2021)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Central Addition Plat No. 3*.

Discussion

Crockett Engineering (agent), on behalf of White Oak Investment Properties, LLC. (owner), requests a one-lot final plat to be known as "Central Addition Plat No. 3". The proposed plat includes 0.34 acres of land that is located on the southwest corner of Fay Street and the Colt Railroad commonly addressed as 509 Fay Street. The owner intends to use the site to satisfy parking requirements associated with a future Conditional Use Permit request (Case #274-2021) seeking approval to expand the bar and tasting room of the nearby Logboat Brewery.

The subject site contains two lots originally platted as Lot 19 and Lot 20 of the Central Addition subdivision recorded in 1870. The site is occupied by an unimproved gravel parking lot. The aforementioned lots are proposed to be consolidated into Lot 19A containing 0.34 acres. This platting action would remove an interior lot line between two lots which are shown as a single tax parcel.

Proposed Lot 19A would take access from Fay Street. The plat will dedicate an additional 15' of right-of-way for Fay Street and the standard 10' utility easement along the entirety of the site's street frontage. Sidewalks are not currently in place, but will be required with any development. No other public utility extensions are required at this time.

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 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|------|--------|
| N/A | N/A |

Suggested Council Action

Approve the final plat of *Central Addition Plat No. 3*.