



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: Centerstate Plat 14 – Preliminary Plat (Case # 18-35)

## Executive Summary

Approval of this request would result in the creation of a 3-lot preliminary plat entitled, "Centerstate Plat 14, Preliminary Plat."

## Discussion

The applicant is seeking approval of a revised 3-lot preliminary plat of their property between Highway 63 and Vandiver Drive, currently known as Lot 1 of Centerstate Plat 13. The preliminary plat would divide existing Lot 1 into 3 development lots containing 2-3 acres each. Concurrent requests to rezone (Case # 18-18) and final plat (Case # 18-17) the subject parcel will be considered by Council at its January 16, 2018 meeting as well. The requested rezoning seeks to change the current PD (Planned District) designation to IG (Industrial District) to address market demands. The final plat would allow the formal division of the existing lot in the proposed 3 lots shown on the preliminary plat.

Adjacent roadways have been built within required UDC right of way and public sidewalks were previously installed. An extension of public sewer and water will be required to serve the proposed development. An extension of the existing sewer easement along the west property boundary is shown on the plat and will be dedicated as part of the final plat. The extension of public water will be contained within the standard utility easement along the eastern boundary of the property which is also shown on the plat.

The site contains a small area of the Floodplain Overlay, generally contained within proposed Lot 3, which is considered a "sensitive feature" per Section 29-5.1 (b) (2) and would normally not be permitted to be included as part of a development lot. However, Section 29-1.6 permits such areas to be included within development lot provide that the development protections of the FP-O district are met. Additionally, Section 29-5.1 (b) (2) permits inclusion of sensitive features on development lots when they are necessary to meet other regulatory requirements such as minimum lot frontage standards.

The Planning and Zoning Commission considered this case at their December 21, 2017 meeting. Staff provided its report and the applicant gave an overview of the request. After discussion centered on concerns about stormwater discharge and driveway locations along Vandiver Drive, the Commission voted 4-3 in favor of the 3-lot preliminary plat.

A copy of the staff report, locator maps, preliminary plat, and meeting excerpts 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: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Infrastructure

## Legislative History

Date	Action
8/21/2012	Approved Centerstate Plat 13 (Ord. 21385)
6/22/2001	Approved the Preliminary Plat of Centerstate (Res. 59-01)

## Suggested Council Action

Approve the preliminary plat as recommended by the Planning and Zoning Commission.