



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 15, 2019

Re: Tandy's Addition Plat 2 - Replat, Design Adjustment (Case #72-2019)

Executive Summary

Approval will result in consolidation of portions of three existing lots into a single lot, dedication of additional right of way for Wilkes Boulevard as well as utility easements along all parcel roadway frontages. Approval would also grant a design adjustment to waive the dedication of additional right of way along College Avenue.

Discussion

The applicant, Simon & Struempf Engineering on behalf of Atkins CPS, Inc. (owner) is seeking approval of a one-lot final plat of IG (Industrial - General) zoned property, constituting a replat of all or part of Lots 3-5 of *Block 3, Tandy's Addition*, to be known as *Tandy's Addition Plat 2*. The 0.55-acre subject site is located at the southwest corner of College Avenue and Wilkes Boulevard.

The site is currently vacant and the replat would consolidate the separate lots into one allowing for the redevelopment of the site as a whole without being split by existing lot lines. Accompanying the replat is a request to grant an 18-foot design adjustment from the required half-width dedication of right of way along the property's College Avenue frontage. College Avenue in this location requires a half-width of between 53- 55 feet, as the roadway is classified as a major arterial. The existing right of way is a total of 70 feet (35-foot half-width). Staff did not support the requested design adjustment for the reasons expressed within the attached PZC report.

The Planning and Zoning Commission considered this request at their March 21, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public meeting. The Commissioners discussed the potential redevelopment of the properties along the College Avenue corridor, noting that many of them could be redeveloped, and the street's designation as a major collector.

Following additional discussion, a motion to approve the design adjustment failed to pass (2-7). A motion to approve the plat with the condition that it be revised to dedicate the full amount of required right of way for College Avenue was passed (8-1).

The plat attached to this report is the same as was reviewed by the Planning and Zoning Commission. The applicant has not revised the plat at this time to meet the condition set by the Commission as part of its recommendation of approval – include the half-width right of way for College Avenue.



The Planning Commission staff report, locator maps, design adjustment worksheet, final plat, and meeting minute excerpts 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: 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the final plat for *Tandy's Addition Plat 2*, with the condition that it be revised to dedicate the full amount of required right of way for College Avenue, as recommended by the Planning and Zoning Commission.

If the Council desires to support the applicant's requested design adjustment and the attached plat, a 2/3rd super-majority vote will be required to over-ride the Commission's recommendation of denial.