



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2022

Re: Nowells Addition, Plat No. 3 – Replat (Case # 108-2022)

## Executive Summary

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

## Discussion

A request by Crockett Engineering (agent), on behalf of Enrich Construction & Remodelling, Inc. (owner), seeking approval of a one-lot replat. The proposed replat would consolidate one lot and part of another lot into a single "legal lot" containing 0.47-acres. The subject site is zoned R-MF (Multi-family Dwelling) and is located northeast of the intersection of Washington Avenue and Hickman Avenue.

The subject site is comprised of Lot 1 and the west half of Lot 2 of Nowells Addition, Plat No. 1 which was recorded in 1892 and, if approved, would consolidate the lots into a single parcel in advance of redevelopment with a new residential structure. The site was previously improved with two single-family structures that have been demolished within the last year. The platting action would bestow legal lot status to the property, remove the interior lot line, and dedicate required easements and right-of-way.

The site drains to a critical downstream location (defined in chapter 12A as a drainage structure with capacity, which is exceeded by a 10-year storm; or a structure with a first floor elevation within one foot of a one percent or 100-year storm). The site is also located within the FP-O (Floodplain Overlay) zoning district, which delineates a 0.2 percent or 500-year flood. As the site is within the FP-O, any future development would require a floodplain development permit, which would be reviewed at the time of permitting. On-site storm water detention is not required by 12A for redevelopment less than one acre in extent; however all development requires design for positive drainage, in which storm water runoff is directed away from structures to a storm water collection system.

The proposed lot has direct access on Washington Avenue and Hickman Avenue. Approximately 3' of right-of-way is being dedicated on Hickman Avenue in addition to a 20' lot corner radius truncation where the Hickman and Washington intersect. Sidewalks are existing. No other public utility extensions are required at this time.

Based upon the provisions of Section 29-5.2(d) of the UDC, the proposed replat will not eliminate known restrictions relating to the property upon which the City or neighbors have relied and the site is served by adequate utilities and infrastructure to support its proposed



redevelopment. The final plat has been found to meet 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: Economic Development, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat of *Nowells Addition, Plat No. 3*.