



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

Re: State Farm Subdivision - Block 2 Preliminary Plat — Design Adjustment (Case #203-2020)

## Executive Summary

Approval of this request would allow a new lot line to be constructed over an access drive (i.e., a structure). This request is being concurrently considered with a preliminary plat to be known as “*State Farm Subdivision - Block 2 Preliminary Plat*”, which will allow the subdivision of an existing lot into 2 lots.

## Discussion

Engineering Surveys & Services (agent), on behalf of JDM II SF National LLC (owner), seeks approval of a design adjustment to Section 29-5.1(f)(3) of the UDC to allow a new lot line through a access drive which is defined by the UDC as a structure. The design adjustment is being considered concurrently with a proposed preliminary plat known as *State Farm Subdivision - Block 2*. The 102.85-acre subject site is located southeast of the intersection of Southampton Drive and Providence Road (State Route 163) and is addressed 4700 S. Providence Road.

The requested design adjustment is sought to allow a new lot line that will split the existing lot into two lots over an access drive. The requested location of the new lot line is reasonably located and does not arbitrarily divide the access drive. Allowing a lot line over the access drive does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

The Planning and Zoning Commission considered this request at their November 19, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following discussion, a motion to approve the design adjustment passed (6-0).

The Planning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

| Date      | Action   |
|-----------|--|
| 5/21/1990 | Approved final plat of <i>State Farm Subdivision – Block 1</i> (Ord #12612). |

## Suggested Council Action

Approve the design adjustment to Section 29-5.1(f)(3) as recommended by the Planning and Zoning Commission.