



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2016

Re: Hendren Hills Subdivision – Final Plat (Case 16-146)

Executive Summary

Approval of this request will result in the creation a two-lot subdivision, to be known as "Hendren Hills Subdivision". The 1.99 acre site is improved with a single-family home and an existing barn. Both structures are to remain on their respective lots following subdivision. The site is located approximately 580 feet east of Creasy Springs Road north of Proctor Drive.

Discussion

The applicant is proposing a two-lot final plat to allow for the division of the existing single-family home and barn onto separate lots. Lot 1 contains 1.75 acres and the barn. Lot 2 contains 0.24 acres and the single-family home. Each lot will have access to Proctor Drive.

The plat identifies the required 25-foot front yard setback along Proctor Drive as well as dedicates between 3 and 5 feet of additional right of way along Proctor Drive to meet required half-width standards. As a result of the right of way dedication the existing structure on Lot 2 encroaches into the required 25-foot front setback by approximately 5 feet. While the encroachment is considered a legal non-conformity and allowed to remain, the building cannot be expanded. If the home were destroyed greater than 75% of its reasonable valuation it may be rebuilt, but must comply with the platted 25-foot setback.

The structure on Lot 1 is an existing barn which is considered an accessory use to the home located on Lot 1. Per the zoning code accessory structures cannot be on a lot without a primary use. The applicant intends on using Lot 1 as an agriculture plot with a small vegetable garden and a number of bee hives. This use is permitted in the R-1 district (provided no retail or wholesale business shall be conducted upon the premises); therefore, the existing barn will be allowed to remain, since it would be considered an accessory use to the primary use of Lot 1 which will be agriculture.

The proposed subdivision does not require extension of any public utilities; however, a 20-foot utility easement is being provided adjacent to Proctor Drive to cover existing telephone cable and allow for future utility extensions. Additionally, the applicant will be required to install sidewalk along Proctor Drive and a fire access turnaround on Lot 1 to ensure Fire Code access requirements are met. Such improvement must be installed within 3 years of plat approval.

On August 18, 2016, the Planning and Zoning Commission considered this request. The applicant's survey addressed the Commission and there was additional public input. Following limited discussion, the Commission voted 9-0 to recommend approval of the plat.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion is not required.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat for "Hendren Hills Subdivision" as recommended by the Planning and Zoning Commission.