



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: The Crossings, Plat No. 1A – Final Plat (Case #13-21)

## Executive Summary

Approval of this request would result in the creation of a three-lot final plat to be known as "The Crossings, Plat No. 1A." The subject site is addressed 3404 Crossings Drive.

## Discussion

Crockett Engineering (agent), on behalf of Pivot, L.L.C, (owners), is seeking approval to replat three existing lots improved with three residential buildings. The .79-acre property is zoned Planned Development (PD) and was originally platted in 1986 via The Crossings Final Plat.

The intent of the replat is to adjust the lot lines so that each home is centered on its respective lot. The southernmost home was built over the property line between Lots 4 and 5 and the replat remedies this issue as well as adjusts the side yard setbacks between the homes to be compliant. The replat also rededicates utility and drainage easements anticipated to be concurrently vacated under Case #54-21.

The existing easements in the rear yards and between Lots 5 and 6 are slightly encroached upon by the homes and the new easements dedicated by the plat are similar in size/location but avoid the buildings. The plat has been reviewed by all applicable departments and the new easements are found to be of adequate width to cover the public infrastructure while cleaning up an undesirable encroachment condition.

The plat also dedicates the required 10' utility easement adjacent to Crossings Drive, additional right of way for Crossings Drive, and provides a 20' corner truncation at the southeast corner of the Canterbury Drive and Crossings Drive intersection, as required by the UDC.

Locator maps and the final plat 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 and sewers 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
7/7/1986	Approved the final plat of "The Crossings" (Ord. #011120).

## Suggested Council Action

Approve the final plat of "The Crossings, Plat No. 1A."