



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: Fyfer Place Plat 1 (Case #144-2020)

## Executive Summary

Approval of this request will result in creation of a 1-lot final plat at the southwest corner of the intersection of East Broadway and Fyfer Place, to be known as "Fyfer Place Plat 1".

## Discussion

McClure Engineering (agent), on behalf of 1 Fyfer Place, LLC (owners), is requesting approval of a 1-lot final plat to be known as "Fyfer Place Plat 1". The proposed plat combines two existing non-legal lots and will result in the creation of a single legal lot in advance of proposed redevelopment of the site. The redeveloped site is proposed to be improved with a single building containing four single-family attached or townhome-style multi-family dwelling units. The site's R-MF zoning permits the proposed redevelopment subject to meeting all UDC zoning and Building Code requirements. The future construction is one dwelling unit less than existing on-site improvements.

Access to the site is to be maintained along Fyfer Place and will be subject to placement limitations and driveway widths as provided for within the UDC. The plat shows additional right of way along Fyfer Place being dedicated to meet the minimum required half-width of a 50-foot wide residential street. The site's East Broadway frontage, a major arterial roadway, is located within a variable-width street easement of 54+ feet and does not require additional right of way dedication.

In addition to right of way dedication, required ten-foot utility easements are being provided on both street frontages. Existing utility easements are depicted on the plat, along the property's southern property boundary.

The Planning & Zoning Commission considered this plat at their August 6, 2020 meeting. The project engineer and owner's representative were present, and answered Commissioner questions regarding stormwater and pavement on the property. Preliminary designs depict two shared driveways for the four units, and the applicant indicated that preliminary stormwater design was completed, however engineering will take place in the future.

The Planning and Zoning Commission staff report, Locator maps, and final plat, and meeting minute excerpts 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: None anticipated. Proposed development intensity and service needs are less than presently provided to the site.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat of "Fyfer Place Plat 1" as recommended by the Planning and Zoning Commission.