



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Fox Lair, Plat No. 1A – Final Plat (Case #16-214)

Executive Summary

Approval of this request will result in the rearrangement of three existing platted lots and the platting of previously unplatted property at the southern terminus of Dolly Varden Drive, approximately 1,000 feet south of White Fish Drive.

Discussion

The applicant, Crockett Engineering Consultants on behalf of Mill Creek Manor, Inc., is requesting to replat portions of an existing plat to allow for construction of single-family homes on three lots. The existing plat, Fox Lair, Plat No. 1 (attached), includes terrain with grades that would make construction difficult on the east portion of Lot 3. The replat essentially reduces the size of Lots 1-3 of Plat No. 1 and moves them to the west, away from the steep terrain. The new proposed Lot 103 also includes additional property that was previously unplatted. No additional residential lots are created with this plat.

As a result of the new layout, an existing sewer main is required to be relocated within Lot 103. Additional easements for the sewer main are dedicated with this plat, and construction plans for the new main have been approved. Additional right of way is also being dedicated to accommodate an offset cul-de-sac, and required easements are provided on the plat along the new right of way.

The plat has been reviewed by all relevant departments and has been found to be consistent with all subdivision and zoning regulations. Locator maps, proposed final plat, and the previously approved final plat are attached.

Fiscal Impact

Short-Term Impact: No impacts are anticipated within the next two fiscal years. Installation of required public infrastructure will be at the expense of the applicant.

Long-Term Impact: Long-term fiscal impacts will consist of increased expenses in public infrastructure maintenance and provision of public services. These costs may or may not be off-set by increased tax collections and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

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
1/20/2009	Ordinance #20163: Approved final plat of Fox Lair, Plat No. 1.
2/19/2007	Resolution #50-07: Approved preliminary plat of Fox Lair, Preliminary Plat No. 1

Suggested Council Action

Approve the final plat of Fox Lair, Plat No. 1A.