



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 4, 2018

Re: Corporate Lake Plat 13A – Final Plat (Case #18-155)

Executive Summary

Approval of this request will split one existing lot into two lots.

Discussion

A Civil Group (agent), on behalf of Dunrovin, LLC (owner), is seeking approval of a two-lot final plat of M-C (Mixed Use- Corridor) zoned property to be known as "*Corporate Lake Plat 13A*". The request is a replat of Lot 100 of the Corporate Lake Administrative Replat of Lots 2A, 3, 4, and 5A. The 2.76-acre subject site is east of Commercial Drive and south of Corporate Lake Drive. The purpose of the replat is to place the two existing buildings on two separate lots.

Corporate Lake- Plat 1 was approved by the Boone County Board of County Commissioners on January 4, 1990 and was annexed into the City on April 4, 1990. The present one-lot (Lot 100) configuration is the result of an administrative replat of lots 1A, 2A, 3 and 4 approved by the Director of Community Development on January 30, 2013. Additionally, Corporate Lake Plat 13, a replat of Lot 1 and Lot 2, was approved by the City Council on December 16, 2002, and an administrative replat combining lots 5-8 into Lot 5A was approved by the Director of Public Works on June 17, 1996.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon adjacent property owners or the City, and the existing buildings are presently served by utilities. The final plat has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Limited long-term impact.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/4/1990	Annexation and assignment of C-3 Zoning (Ord. 12497)
12/16/2002	Approving Corporate Lake Plat 13 (Ord. 17533)

Suggested Council Action

Approve the proposed replat to be known as “Corporate Lake Plat 13A”.