



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 18, 2019

Re: Barkwell's Plat 1A - Final Plat (Case #18-161)

## Executive Summary

Approval of "Barkwell's Plat 1A," will confer "legal lot" status to the property currently improved with the Tiger Express Carwash located at the southwest corner of Nebraska Avenue and Providence Road. The current lot is comprised of parts of four previously platted lots.

## Discussion

Crockett Engineering (agent), on behalf of Store Master Funding XIII, LLC (owners), is seeking approval of a one-lot final minor plat to be known as "Barkwell's Plat 1A". The proposed replat would combine parts of Lots 13, 14, 19, and 20 of Barkwell's Plat 1 to create a single "legal lot" per the Unified Development Code. The subject parcel contains a total of 0.75 acres and is currently improved with a Tiger Express Car Wash which is undergoing renovation.

The parcel is currently split-zoned, with IG zoning (General Industrial District) over the majority of the property, and MC (Mixed-Use Corridor District) across the southern approximately 60 feet of the property. Split-zoning is generally discouraged; however, it is not prohibited by the UDC. Therefore, no rezoning is sought or will be required at this time.

The proposed replat does not require the dedication of additional right-of-way for either Nebraska Avenue or Providence Road. The site is served by all City utilities, and no public utility extensions or additional easements are required. As a result of this platting action, the applicant will be required to install sidewalk along the parcel's Nebraska Avenue and Providence Road frontages.

The plat; however, depicts a previously recorded 10-foot street and utility easement, at the north end of the parcel, outside its boundaries. It is the applicant's intent with approval of this plat to dedicate the existing easement, recorded in 1978, as part of the Nebraska Avenue right of way.

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 by adjacent property owners or the City. 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 a copy of the final plat are attached for your review.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

## Strategic & Comprehensive Plan Impact

### 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 of "Barkwell's Plat 1A."