



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2019

Re: Samuel's First Addition, Plat No. 2 – Replat (Case #163-2019)

Executive Summary

Approval will result in a one-lot final subdivision plat to be known as "Samuel's First Addition, Plat No. 2".

Discussion

The applicant, Crockett Engineering (agent) on behalf of Rabkin Contracting, LLC (owner), is seeking approval of a one-lot final plat of M-DT (Mixed use- Downtown) zoned property, constituting a replat of all of Lot 7 and the eastern 33.5 feet of Lot 6 of Samuel's First Addition. The replat will be known as "Samuel's First Addition, Plat No. 2". The 0.36-acre subject site is located at the north side of Locust Street and is addressed 1107 and 1109 Locust Street.

The site currently has two structures and a surface parking lot. Replatting the lots will allow for the redevelopment of the site as a whole without being split by existing lot lines. The applicant has submitted plans for a surface parking lot.

The plat dedicates 10 feet of additional right of way (ROW) to provide Locust Street with a 30 foot half-width, the UDC's standard for a local non-residential street. It also dedicates an additional 2.5 feet of ROW for the public alley on the northern side of the property to provide the 10 foot half-width as required by the code. The 10 foot utility easement adjacent to the Locust Street frontage required by the UDC is also dedicated on the plat.

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 plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of 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, sewers, and water, 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat for "Samuel's First Addition, Plat No. 2".