



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Discovery Park Subdivision Plat 3C – Final Plat (Case #17-12)

## Executive Summary

Approval of this request will replat two lots into one. The request is consistent with the amended C-P development plan known as "CP Plan for Discovery Park Lots 301, 302 & 303".

## Discussion

The proposed final plat is consistent with the concurrently proposed amendment to the development plan/preliminary plat for Case #17-11. The amended development plan/preliminary plat shows the combination of Lots 301 and 302 into one lot to accommodate a single restaurant use rather than two smaller restaurants per the original C-P plan for the site. The amended development plan/preliminary plat was reviewed and recommended for approval by the Planning and Zoning Commission at its December 8, 2016 meeting.

All public infrastructure and easements are in place to serve the proposed consolidated lot. The proposed final plat has been reviewed by staff and meets all technical requirements of the subdivision regulations.

Locator maps and the final plat are attached for reference.

## 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 for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.



## Vision & Strategic Plan Impact

### Vision Impacts:

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

### 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
6/1/2015	Ordinance #022446: Approved "Discovery Park Subdivision Plat 3"
6/1/2015	Ordinance #022445: Approved "C-P Plan for Discovery Park Lots 301, 302 & 303"
4/20/2015	Resolution #71-15: Approved "Discovery Park Subdivision Preliminary Plat 2"
4/19/2004	Ordinance #18043: Approved annexation, permanent zoning, development agreement

## Suggested Council Action

Approve the final plat of Discovery Park Subdivision Plat 3C.