



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2019

Re: Fourth Replat of Part of Lot 103 The Meadows Phase 1– Final Plat (Case # 232-2019)

Executive Summary

Approval will result in the creation of a five-lot final subdivision plat to be known as the "Fourth Replat of Part of Lot 103 The Meadows Phase 1."

Discussion

Brush and Associates (agent), on behalf of Delmart Development LLC (owner), seeks approval of a .79-acre replat of part of Lot 103 of the Meadows Phase 1. The replat would split the existing subject portion of Lot 103 into five lots allowing each unit within the existing four-unit townhouse building to be located upon its own individual lot (Lot 103-O, 103-P, 103-Q, and 103-R, respectively) for future sale. The fifth lot to be created (Lot 103-S) is a "not for development" common lot currently improved with a concrete drive that serves as access to each of the townhouse units. If the replat is approved, the concrete drive will be retained and the lot will be maintained by the Meadows Homeowners Association.

The subject site zoned PD (Planned Development) district, and the replat is consistent with the permitted uses and planned development plan. The platting action will bestow the same ability to sell the units individually as generally granted to all other units within the development, subject to any applicable building code requirements for individual units in a multi-unit structure.

The plat shows all existing utility easements, and no additional right of way dedication is required. The plat has been reviewed by both internal and external agencies and is recommended for approval.

Locator map 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: No new construction is anticipated at this time, but possible impacts could be 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/16/2000	Approved Third Replat of Part of Lot 103 The Meadows Phase 1 (Ord. 16639)
03/03/1986	Approved Second Replat of Part of Lot 103 The Meadows Phase 1 (Ord. 10930)
03/03/1980	Approved Replat of Unit 103Z of Replat of Part of 103 The Meadows Phase 1 (Ord. 8595)
11/06/1978	Approved Replat of Part of Lot 103 The Meadows Phase 1 (Ord. 8040)
06/20/1977	Approved Meadows Phase I (Ord. 7484)

Suggested Council Action

Approve the "Fourth Replat of Part of Lot 103 of The Meadows Phase 1" as presented.