



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 7, 2021

Re: Cambridge Place Plat 4 – Final Plat (Case #124-2021)

Executive Summary

Approval of this request would result in the creation of an 8-lot final plat to be known as "Cambridge Place Plat 4". The subject site is located at the southeast terminus of Scarborough Drive.

Discussion

A Civil Group (agent), on behalf of McNary Properties, LLC (owners), seeks approval of an 8-lot final plat on approximately 6.16-acres of land located at the southeast terminus of Scarborough Drive. The plat is desired to bestow legal lot status on the resultant lots and prepare the property for development.

In February 2021, Council approved the *Cambridge Place Phase 4 Preliminary Plat* (Case 38-2021) and a concurrent rezoning on the property (Case 37-2021) from PD (Planned District) to R-1 (One-Family Residential). The subject site is the remaining undeveloped portion of the 1988 approved Cambridge Place PUD Plan, amended most-recently in 2005. Lots 401-407 are intended to be developed with single-family detached homes and Lot C408 is for tree preservation purposes.

The plat dedicates the additional right-of-way (ROW) for the extension of Scarborough Drive for access to the proposed lots, as well as a permanent turnaround. The plat reflects existing easements, and dedicates the required 10-foot utility easement along all street frontages. The utility easement dedicated on Lots 401 through 404 has been widened to 20 feet to ensure coverage of existing utilities in the area. An additional utility easement has been dedicated on the north and east sides of Lot 404 to facilitate a rerouted electric facility that previously bisected the lot that limited its development potential. Additional utility, drainage, and access easements are also provided along the northern boundary of Lot 407 in order to cover existing utilities and drainage channels. The access easement that is dedicated across Lots 406 and 407 is for the purpose maintaining the tree preservation area located on Lot C408, to the west.

The requested final plat has been found to be in substantial conformance with the approved *Cambridge Place Phase 4 Preliminary Plat*. It meets all the standards of the UDC regulations and is recommended for approval.

Locator maps, the approved preliminary plat, 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 and sewers 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
2/15/2021	Approval of the <i>Cambridge Place Phase 4 Preliminary Plat (R24-21)</i>
2/15/2021	Approval of rezoning from PD to R-1 (Ord. 024541)

Suggested Council Action

Approve the final plat of "Cambridge Place Plat 4."