



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 18, 2022

Re: Wellington Villas Plat 8 – Replat (Case # 37-2022)

Executive Summary

Approval of this request will result in the creation of a 2-lot final plat to be known as *Wellington Villas Plat 8*.

Discussion

Central Counties Surveying (agent), on behalf of Katie and Aaron Laxson (owners), requests approval of a final plat to split Lot 112D into two lots. The approximately 0.25-acre property is located on the western frontage of Canyon Ridge Drive approximately 850-feet north of Mexico Gravel Road and contains the addresses 3709 & 3711 Canyon Ridge Drive. The site is unimproved and is currently zoned PUD-3.

This site previously consisted of two lots which were consolidated via administrative replat, *Wellington Villas Plat 7*, in 2020. The requested platting action would undo the previous lot consolidation by adding an interior lot line thereby returning the site to its original lot configuration that was platted in 2006. The resultant layout would consist of Lot 112A and Lot 112B, containing 5,750 sq. ft. and 5,080 sq. ft. respectively. The common lot, Lot 112C, remains unchanged.

Both lots would take access from Canyon Ridge Drive which is a local, residential street with sufficient 50' right-of-way. There are existing utility easements located along the street frontage, northern property line, and rear yard. Additionally, a private sewage easement, which previously covered two now removed lagoons, is shown across both lots. Sidewalks are not currently in place but will be required with any development. No other public utility extensions are required at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and the final plat are attached for review.

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: 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: Reliable 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
7/17/2006	Wellington Villas Plat 1 (Ord. 19120)
7/3/2006	Wellington Villas PUD Plan (Ord. 19099)

Suggested Council Action

Approve the final plat of *Wellington Villas Plat 8*.