



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 16, 2021

Re: Crossroads North Plat 1-A – Final Plat (Case #181-2021)

Executive Summary

Approval would result in the division of a single parcel into 3 separate lots that conform to the approved preliminary plat to allow for additional development of the site on individual lots. The existing parcel is currently improved with a Starbucks Coffee drive-thru.

Discussion

Civil Engineering Design Consultants (agent), on behalf of Bucky C LLC (owner), is seeking approval of a final plat to resubdivide Lot 1 of *Crossroads North Subdivision Plat 1* into 3 lots of M-C (Mixed Use-Corridor) zoned property. The proposed plat will be known as *Crossroads North Plat 1-A*. The approximately 4.36-acre property is located at the southwest corner of Vandiver Drive and Range Line Street.

The site is presently improved with a Starbucks which will be on Lot 1 of the replat. The remaining two lots are currently vacant. Access to the site will be from Range Line Street and Vandiver Drive. Lot 2 does not directly front either street; however, an access easement across Lots 1 and 3 will permit access to the site which is permitted per the UDC.

Approximately 11 feet of additional right of way will be dedicated along Vandiver with the plat to accommodate the half-width for a minor arterial.

The requested final plat includes all property contained within the approved preliminary plat of *Crossroads North Subdivision* and upon review has been found to be in substantial conformance with the approved preliminary plat. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps, final plat and preliminary plat (3/18/21) 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: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

Legislative History

Date	Action
04/19/2021	Approved the preliminary plat of <i>Crossroads North Subdivision</i> (Res. R63-21)

Suggested Council Action

Approve the final plat of Crossroads North Plat 1-A.