



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Vawter School Plat 1 – Final Plat (Case #26-2021)

Executive Summary

Approval of this request would result in the creation of a 1-lot final plat, to be known as *Vawter School Plat 1*, that includes new right of way and easement dedications for public use. This request is also being considered concurrently with a request to approve a design adjustment from the requirements of the UDC relating to sidewalk construction.

Discussion

A Civil Group (agent), on behalf of Mary and William Malone (owners), is seeking approval of a one-lot final plat on property zoned R-1 (One-Family Dwelling) to be known as *Vawter School Plat 1*. This request also includes a design adjustment from section 29-5.1 (d) (2) of the UDC relating to sidewalk construction that will appear as a separate business item on the Council's January 4 agenda. The 0.5-acre property is located approximately 1600' east of the Scott Boulevard and Vawter School Road intersection, is currently improved with a vacant single family structure and accessory structure, and is addressed 3900 Vawter School Road.

The final plat will be proposed to bestow legal lot status on a previously unplatted tract in advance of redevelopment of the site. Additional right-of-way for Vawter School Road will be dedicated to provide a total half-width of 55 feet. Required utility easements along the site's Vawter Road frontage will also be dedicated as will a sewer easement in the northeast corner of the site allowing connection to existing public sewer to the east. A concurrent request for a design adjustment to waive sidewalk construction and allow a fee-in-lieu of payment in the amount \$11,436.04 will be considered under separate cover on the January 4 Council agenda. The attached final plat has been prepared assuming approval of the design adjustment.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following discussion of the requested design adjustment, and brief discussion on the final plat, a motion to recommend approval of the final plat passed (7-0) with one abstention.

It should be noted that as part of preparing this item for Council's consideration, staff identified a clerical error relating to the identity of the property owners referenced in the Planning and Zoning Commission's staff report. Staff erroneously identified the owners as Mary and William Gadbois when in fact the owners are Mary and William Malone (the parents of Mary Gadbois). All application, authorization forms and technical documents (i.e.



plat and performance contract) associated with this request have been signed by the Malones who have owned the subject property since 2013.

The Planning Commission staff report, locator maps, design adjustment worksheet, final plat, Policy Resolution 48-06A, and meeting minute excerpts 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
NA	NA

Suggested Council Action

Approve the final plat to be known as *Vawter School Plat 1* as recommended by the Planning and Zoning Commission