



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 5, 2018

Re: CGS Subdivision Plat 2 – Final Plat (Case #18-22)

## Executive Summary

Approval will result in the creation of a one-lot final plat, to be known as “CGS Subdivision Plat 2” on previously unplatted property.

## Discussion

Brush and Associates (applicant), on behalf of Trevor Lally (owner), is seeking approval of a one-lot final minor subdivision to be known as “CGS Subdivision Plat 2”. The proposed plat will confer legal lot status upon the property to allow additional redevelopment on the site in conformance with the M-N (Mixed-Use Neighborhood) zoning. The subject site contains 0.78-acres and is presently developed with an existing building and asphalt parking lot addressed as 4006 W. Broadway. The M-N zoning allows the present use of a daycare facility, and the subdivision will not change the existing dimensional configuration or access to the property.

The property was surveyed and recorded as a stem lot in 1982. Stem/tier lots are permitted on new plats per the criteria of Section 29-5.1 (f) (1) (iii) of the Unified Development Code which staff and the Planning and Zoning Commission believe have been met by this plat. The 20 foot half-width stem connects to an east-west private drive that is located in the former W. Broadway (Route TT) right-of-way which connects to Rothwell Drive and out to the existing W. Broadway travel lanes. The east-west private drive provides access to four total properties, included a City-owned parcel located directly north of the subject property.

At its January 18, 2018 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Following limited discussion, focused on who maintained the private drive in the former W. Broadway right of way, the Planning and Zoning Commission voted (9-0) to recommend approval of the final plat.

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## 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 proposed final plat to be known as "CGS Subdivision Plat 2" as recommended by the Planning and Zoning Commission.