



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2017

Re: 763 Industrial Park Preliminary Plat (Case # 17-14)

Executive Summary

Approval of this request will result in the approval of a 2-lot preliminary plat and authorize the applicant to proceed forward with the preparation of a final plat and public infrastructure construction plans for future industrial development of the approximate 131 acre tract.

Discussion

The applicant is seeking approval of a 2-lot preliminary plat for the subject 131-acre industrially (M-1 and M-C) zoned tract. The subject tract is bisected by several CATSO Major Road Plan (MRP) roadways all of which have been identified on the plat as required by the Subdivision Regulations. Future final platting to formally create either Lot 1 or 2 will require that necessary right of way for the roadway providing access to the lots or those dissecting the lots be dedicated and constructed in accordance with the standard 3 year performance contract procedures of the Subdivision Regulations.

The lots will receive primary access from an existing curb cut located off of Highway 763 that was installed as part of the highway's improvements. Additionally access to the future lots will be provided by Harvester Road (to the southwest) or the northern extension of Edenton Boulevard (to the south).

The plat has been reviewed by internal departments and external agencies and found to comply with the Subdivision Regulations. Approval of the plat is supported with the understanding that as lots are created the future roadways shown on the plat and their exact locations will be refined to meet transportation planning objectives as well as compliance with the CATSO MRP.

At its December 8, 2016, meeting the Planning and Zoning Commission considered this request and voted unanimously (9-0) to approve the plat. Following the staff presentation, the applicant's engineer provided a brief overview of the proposal and was available to answer Commissioner questions. There was limited Commission discussion on the plat and no additional public input regarding the matter.

A copy of the staff report, locator maps, reduced copy of the preliminary plat, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: No impacts are anticipated within the next two fiscal years. Installation of required public infrastructure will be at the expense of the applicant.

Long-Term Impact: Long-term fiscal impacts will consist of increased expenses in public infrastructure maintenance and provision of public services. These costs may or may not be off-set by increased tax collections and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Strategic Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Primary, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the preliminary plat as recommended by the Planning and Zoning Commission.