

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 7, 2016**

SUMMARY

A request by Schaumburg Properties, LLC (property owner) for a two-lot replat of R-3 (Medium Density Multiple-Family Dwelling District) and C-3 (General Business District) zoned land. The 0.96-acre subject site is located on the west side of Old 63, north of McAlester Street, and is addressed 805 Old 63. **(Case #16-144)**

DISCUSSION

The applicant is requesting subdivision to create a legal lot for sale and development of a 33-space off-site parking lot on the southwest portion of the site (proposed Lot 4A). The proposed replat is consistent with a concurrent request to rezone the subject site from R-3 and C-3 to O-P (Case #16-143) so that it may be incorporated into the Landmark Hospital O-P development plan as accessory parking to serve the primary hospital use to the south.

Necessary rights-of-way and utility easements are provided on the plat and the proposal meets all applicable City Zoning and Subdivision standards. A sidewalk will be required along the site's Moss Street frontage prior to certificates of occupancy being issued for any new development.

RECOMMENDATION

Approval of the proposed replat.

SUPPORTING DOCUMENTS

- Locator maps
- Proposed plat

SITE HISTORY

Annexation Date	1906
Existing Zoning District(s)	R-3 & C-3
Land Use Plan Designation	Neighborhood & Commercial Districts
Subdivision Status	Lot and portions of lots

SITE CHARACTERISTICS

Area (acres)	0.96 acre
Topography	Downward slope from northwest to southeast
Vegetation/Landscaping	Grass and trees
Watershed/Drainage	Hinkson Creek
Existing structures	Approx. 4,000 square foot commercial building

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Old 63	East side of off-site site
Major Roadway Plan	Minor Arterial (Improved; City-maintained)
CIP Projects	None
Sidewalk	In place

Moss Street	West side of site
Major Roadway Plan	Local Residential (Improved; City-maintained)
CIP Projects	None
Sidewalk	To be installed along site’s frontage upon development

Report prepared by Steve MacIntyre; approved by Patrick Zenner