



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 19, 2016

Re: Mataora Subdivision-Plat 3 – Final Plat (Case #15-224)

Executive Summary

Approval of the request will approve a five-lot final plat of R-2 zoned property that constitutes a replat of three existing lots.

Discussion

The applicant, C. Stephen Heying Surveying, is requesting on behalf of Show-Me Central/Habitat for Humanity (owner) approval of a five-lot replat of R-2 (Two-Family Dwelling) zoned property, to be known as "Mataora Subdivision - Plat 3". The 1.1-acre subject site is located on the southwest corner of Hector Place and Ria Street, approximately 300 feet east of McKee Street.

The requested plat includes the replatting of three existing lots to create two new lots, for a total of five lots. And while the property is zoned R-2, only Lot 23A has the minimum area to allow the construction of a two-family dwelling at this time. The remaining four lots have sufficient area for a single-family dwelling unit, which requires a minimum of 5,000 square feet (all lots on the proposed plat exceed 7,000 square feet). All necessary easements for the properties are dedicated on the plat; however, no additional right of way was required along the existing streets.

The Planning and Zoning Commission (PZC) considered the request at its meeting on November 19, 2015. Staff presented its report and the applicant gave an overview of the request. After limited discussion, the PZC voted (8-0) to recommend approval of the final plat subject to the approval of required infrastructure plans.

Placement of the final plat on a City Council agenda was delayed after being heard by the Planning and Zoning Commission due to the required submittal and approval of construction plans for the site's required stormwater management facilities. Those plans were recently approved by staff.

The Planning and Zoning Commission staff report, locator maps, final plat, and excerpts of the meeting minutes 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 for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

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

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
2/2/1998	Ordinance #15496: Approved final plat of "Mataora Subdivision – Plat #2"
4/3/1995	Ordinance #14422: Approved final plat of "Mataora Subdivision – Plat 1"

Suggested Council Action

Approval of the final plat of Mataora Subdivision - Plat 3.