



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 17, 2019

Re: Academy Village Plat 3 – Final Plat (Case #120-2019)

Executive Summary

Approval of this final plat will result in the replat of two existing lots in order to adjust a lot line between the two lots.

Discussion

Allstate Consultants (agent), on behalf of Wendling Development LLC (owner), is seeking approval for a 2-lot final minor replat of Lots 5 and 6 of *Academy Village Plat 1* to be known as *Academy Village Plat 3*. The subject 2.66-acre site is presently an undeveloped portion of the Academy Village PD (Planned Development) and is located southeast of the Green Meadows Road and Carter Lane roundabout, on the south side of Green Meadows Road.

The lot line adjustment is proposed to accommodate the relocation of planned buildings on the two-lot site. The site is subject to a PD plan and the requested replat is consistent with the most recent version of that plan which also serves as the development's preliminary plat. The PD plan was recently amended to reflect a larger building on Lot 5A that shifted east. There was a corresponding decrease in the size of the building on Lot 6A. In order to facilitate the proposed layout and avoid building over an existing property line the property needs to be replatted, shifting the common lot line east.

A related request (Case #121-2019) to vacate a sewer easement on the site is being considered concurrently by Council on the June 17th agenda. The easement is located along the current lot line between the two lots and is sought to be vacated to accommodate the new building location. The easement is currently vacant (no utilities within it) and has been determined to be unnecessary to serve future construction. An existing easement, located to the east, covers the sewer main that would serve the future buildings.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. The plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps, final plat, and the previously approved plat *Academy Village Plat 1* are attached



Fiscal Impact

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

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and 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
9/2/2008	Approved final plat of <i>Academy Village Plat 1 (Ord. 20030)</i>

Suggested Council Action

Approve the final plat for *Academy Village Plat 3*.