



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 8, 2020

Re: Deerfield Ridge Plat 2-A (Case # 148-2020)

Executive Summary

Approval of this request will result in creation of a 2-lot final plat at the northwest corner of the intersection of Route K and Scott Boulevard, to be known as, "Deerfield Ridge Plat 2-A."

Discussion

Allstate Consultants (agent), on behalf of DFR, LLC (owners), is requesting approval of a 2-lot final plat to be known as "Deerfield Ridge Plat 2-A." The proposed final minor plat would divide Lot 53 of Deerfield Ridge Plat 2 (currently vacant) into two lots. The northern lot, containing 2.5 acres would be developed with a new City fire station. The southern 2.53 acres would remain undeveloped at this time.

The subject parcel was zoned PD in 2007, and identified as a, "Proposed C-P Commercial Lot" subject to a separate development plan on the Deerfield Ridge Phase II PUD Plan. No development plan has been submitted at this time for the property. A concurrent rezoning request (Case #164-2020) is scheduled for Planning Commission review on September 10 seeking to rezone the northern portion of the proposed plat to R-1 (One-family Dwelling) district. Approval of such action would permit the construction of the City's new fire station without the necessity of submitting a PD development plan.

No additional right of way dedications are necessary at this time. Required utility easements are being provided along all street frontages, and existing utility easements are depicted on the plat, along the property's southern property boundary. Two additional drainage easements are provided on Lot 53B for stormwater mitigation purposes.

It should be noted that the approved PD plan for Deerfield Ridge Phase II limits vehicular access on Lot 53 (the parent parcel) to just two locations along the property's Scott Boulevard frontage. The original recorded plat containing this lot also refers to this restriction. Self-imposed platting restrictions can only be removed by the Council. Approval of the proposed plat will remove the self-imposed access restriction on both proposed parcels. The PD would still require the single access on lot 53A.

Locator maps, the existing "Deerfield Ridge Phase 2 PD Plan," and final plat are attached for review.



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: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Public Safety, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
07/08/2008	Ord. No. 019968: Approved, "Deerfield Ridge Plat 2."
02/05/2007	Ord. No. 019394: Approved, "Deerfield Ridge Phase 2 PUD Development Plan."

Suggested Council Action

Approve the final plat of "Deerfield Ridge Plat 2-A."