



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 20, 2017

Re: Cobblestone Cottages Common Area – Final Plat (Case #17-35)

Executive Summary

Approval of this request will result in the division of Lot C1 of the Cobblestone Cottages final plat into two lots (C1A and C1B) in advance of a pending donation of Lot C1B and a 0.23-acre trail easement to the Parks and Recreation Department. The donation of Lot C1B and the trail easement are to fulfill a specified contract condition of the 2016 purchase agreement for the 56-acre Gates Park located to the southeast of the subject donation parcel.

Discussion

The applicant, Crockett Engineering Consultants (agent) on behalf of Mike Tompkins (owner), is requesting to replat Lot C1 of the Cobblestone Cottages final plat into two parcels. The 5.04-acre subject site is located at the southeast corner of Route K and Old Plank Road.

The subject lot was approved as a 5.04 acre split-zoned (R-1 and PUD) common lot in June 2015. The boundary of the lot did not coincide with the approved PUD plan for Cobblestone Cottages which served as the development's preliminary plat. Lot C1 deviated from the approved PUD plan/plat by enlarging the development's boundary by approximately 4.66 acres to the east and south sides of the PUD zoned land. The added acreage did not increase the number of developable lots within the PUD and was considered to still be "generally" consistent with the approved preliminary plat; therefore, allowed to be recorded.

The proposed replat will divide off the 4.66 acres of R-1 land that was previously added to the PUD. This action will not result in any increase in the number of developable lots (the two parcels will still be common lots); however, will result in making the development consistent with the approved PUD plan. The replat proposes to divide Lot C1 along the existing R-1/PUD zoning boundary.

Not only will the proposed replat correct the split zoning of Lot C1 it will also act as the legal plat for fulfilling a condition of the 2016 purchase agreement for the Gates Park located to the southeast of the subject site. In March 2016, the City entered into a contract with Gates Real Estate, LLC to purchase the Gates Park property (approximately 56 acres) and receive Lot C1 as a donation within 3 years of the purchase to secure an access between Route K and the new park property.



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After recent discussions with the applicant, the Parks and Recreation Department has determined that proposed Lot C1A was better suited to be owned and maintained by the Cobblestone Cottages subdivision as a common lot as was shown on the PUD plan for the development. Approval of the replat would split Lot C1 into Lots C1A (0.36 acres) and C1B (4.66 acres). Lot C1B would be donated to the City to fulfill the requirements of the 2016 purchase agreement. In recognition of the reduction in the required park donation by 0.36 acres, the applicant has agreed to grant an additional 0.23-acre trail easement that would connect Lot C1B to Old Plank Road. The easement has been submitted and is currently under review by staff.

The proposed replat has been reviewed by staff and found to meet all requirements of the subdivision and zoning regulations.

Locator maps, the proposed final plat, and the previously approved PUD plan and final plat are attached.

Fiscal Impact

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

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

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



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Legislative History

Date	Action
6/1/2015	Approved final plat of Cobblestone Cottages (Ord. #22451)
1/5/15	Approved PUD plan for "Cobblestone Cottages", rezoned additional property to PUD-4 (Ord #22317)
7/21/14	Approved preliminary plat for "The Gates, Plat 2" (Res. #128-14)
7/21/14	Approved annexation, rezoning portions to R-1 and PUD-4 (Ord #22127)

Suggested Council Action

Approve the final plat for "Cobblestone Cottages Common Area".