



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2017

Re: Sidra Subdivision Plat 3 - Final Plat (Case #17-236)

Executive Summary

Approval of this request will result in creation of a 6-lot final plat to be known as "Sidra Subdivision Plat 3."

Discussion

The applicant, Crockett Engineering (agent), on behalf of AMW Investments, LLC (owner), is seeking approval of a 6-lot final plat on PD zoned (Planned District) land, to be known as "Sidra Subdivision Plat 3." The 0.86-acre subject site is located at the northwestern corner of Primrose Drive and Stadium Boulevard.

The plat includes 5 single-family attached development lots and 1 common lot, which is intended to accommodate the required parking and stormwater BMP. The plat dedicates additional right-of-way for Stadium Boulevard along the property's eastern frontage, in order to reach a total half-width of 55 feet, which conforms to major arterial street standards.

Sewer access to each home is accommodated by a 16-foot sanitary sewer easement that enters the parcel at its southeast corner extending northeast toward the homes and then turns to the west, allowing access for each private development lot. A 16-foot utility easement is also depicted along the northern property boundary and 10-foot utility easements surround the remainder of the property's perimeter. Finally, a 10-foot pedestrian easement has been granted along the property's Primrose Drive frontage to facilitate the placement of the required sidewalk.

The proposed final plat is in substantial conformance with the approved Sidra Subdivision PD Plan, which was approved by Council on September 18, 2017 (Ord. No. 23306) The plat has been reviewed by staff and found to meet all requirements of the City Code.

Locator maps, final plat, and a copy of the approved PD plan are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All required infrastructure improvements will be at the expense of the developer.

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

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
9/18/2017	Approved "Sidra Subdivision PD Plan." (Ord. 23306)

Suggested Council Action

Approve the final plat of "Sidra Subdivision Plat 3."