



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 1, 2018

Re: Discovery Park Subdivision Plat 5 – Final Plat (Case #18-164)

## Executive Summary

Approval will result in the creation of a one-lot final plat for 6.65 acres of property to be known as "Discovery Park Subdivision Plat 5" to allow the development of a hospital between Nacona Parkway and Ponderosa Street.

## Discussion

McClure Engineering Company (agent, on behalf of P1316, LLC (owners), is seeking approval of a one-lot, 6.65-acre final plat to be known as "Discovery Park Subdivision Plat 5". This plat is being concurrently considered with the "Discovery Park- Landmark Hospital PD Plan" planned development plan (Case #18-165), which serves as a revised preliminary plat for the property. The property is generally located between Nacona Parkway and Ponderosa Street, and is split-zoned M-C, (Mixed Use- Corridor) and PD (Planned Development), necessitating a PD plan for the site in addition to the final plat.

The property was initially preliminarily platted under the Discovery Park Preliminary Plat Lot 19 (38.05 acres) and the PD plan (Case # 18-165) and this final plat allows for the subdivision of Lot 19 into a smaller tract for the development of the proposed Landmark Hospital. The plat provides the required 10' utility easement along Nacona Parkway, a 16' drainage and utility easement along the southern property line, a previously dedicated 8' drainage and utility easement along the northern property line, and a 10' utility easement along Ponderosa Street. No additional right-of-way or public sidewalks are required along Nacona Parkway or Ponderosa Street.

Pursuant to Section 29-5.2(d)(4) of the UDC, the plat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. Furthermore, adequate public utilities exist to support the lot. Staff has reviewed the plat and finds it is compliant with the subdivision provisions of the UDC and all other applicable requirements.

Locator maps and the final replat are attached.



## Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

## Strategic & Comprehensive 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: Economic Development, Tertiary Impact: Infrastructure

## Legislative History

Date	Action
11/04/2013	Approving the Preliminary Plat of Discovery Park Subdivision; and granting a variance from the Subdivision Regulations (Res. 225-13).
04/19/04	Annexation, zoning and development restrictions for 528 acres of land generally known as Discovery Park (Ord. 18043)

## Suggested Council Action

Approve the proposed plat entitled "Discovery Park Subdivision Plat 5".