



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Auburn Hills Plat 18 – Replat (Case # 215-2022)

## Executive Summary

Approval will result in the creation of a two-lot final plat to be known as *Auburn Hills Plat 18*.

## Discussion

A request A Civil Group (applicant), on behalf of Corona Road Properties, LLC (owner), seeks approval of a two-lot final plat constituting a replat of Lot 1701 of Auburn Hills Plat 17. The proposed plat would subdivide the existing lot into two legal lots by creating an interior lot line. The subject site is split zoned M-C (Mixed-use Corridor) and M-N (Mixed-use Neighborhood) and is located northwest of the intersection of Brown School Road and Edenton Boulevard.

The 15.4-acre site is comprised of Lot 1701 of *Auburn Hills Plat 17*, which was recorded in 2019. If the plat is approved, it would subdivide the lot into two lots, Lot 1801 and Lot 1802, creating an additional commercial lot on the property. The site is presently unimproved.

Proposed Lot 1801 contains 14.11 acres and has direct access to Brown School Road and Edenton Boulevard. Sufficient right-of-way and utility easements for both street frontages were dedicated via previous platting. This lot has existing sidewalks. Proposed Lot 1802 fronts a recorded cross-access easement (i.e. private street) that takes access from Brown School Road. This cross-access easement provides internal circulation to several lots within the overall development anchored by Moser's grocery. Sidewalks will be required to be constructed with any development on this lot. Sewer extension is required to serve Lot 1802. Utility easements are in place and no other public utility extensions are required at this time.

The final plat has been found to meet all the standards of the Unified Development Code regulations and is recommended for approval by staff.

Locator maps and the final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: None foreseen as site is presently developed and receiving City services. Any potential future impacts may or may not be offset by increased user fees and/or property tax collections.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
8/5/19	Approved the plat of Auburn Hills Plat 17 (Ord. 023939)

## Suggested Council Action

Approve the replat of *Auburn Hills Plat 18*.