



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2020

Re: McKee Place Plat No. 1 (Case #112-2020)

Executive Summary

Approval of this request will result in creation of a 1-lot final plat to be known as, "McKee Place Plat No. 1," located at the northwest corner of Clark Lane and McKee Street.

Discussion

The applicant is seeking approval of a one-lot final minor plat to confer "legal lot" status on the subject property, located at the northwest corner of Clark Lane and McKee Street, in advance of its redevelopment with a multi-family structure. The subject tract was rezoned from R-2 (Two-Family Dwelling) to R-MF (Multiple-Family Dwelling) in August of 2019 for this purpose. The existing single-family home will be demolished prior to redevelopment.

The plat depicts dedication of the required 60-feet of half-width for Clark Lane, a minor arterial roadway, along its southern boundary. Additionally, 5.07-feet of right-of-way will be dedicated along the parcel's McKee Street frontage to meet 50-foot half-width requirements. The site will be accessed from McKee Street. Due to the right of way dedications, the parcel's development acreage will be reduced from approximately 1 acre to 0.74 acres.

In addition to right of way dedications, ten-foot utility easements will be provided along both street frontages. An additional utility easement will be dedicated near the northwest corner of the property to encompass an existing utility identified outside its existing dedicated easement. Finally, a 3.5-foot pedestrian easement is provided along the McKee Street frontage that extends westward to the parcel's Clark Lane frontage to permit construction of a sidewalk outside the street right-of-way. Sidewalks will be installed along all street frontages.

The Planning and Zoning Commission heard this case at their July 9, 2020 meeting. The Commission questioned the need for the proposed pedestrian easements. Staff explained that the easement along McKee Street was needed due to the existing paved roadway location and that along Clark Lane it was needed to avoid a pad-mounted transformer for electrical service. After brief additional discussion the Commission voted 8-0 in favor of the request.

The Planning and Zoning Commission staff report, locator maps 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: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. 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: Infrastructure, 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 |
|----------|---|
| 8/5/2019 | Approved the rezoning from R-1 to R-MF. (Ord. 023937) |

Suggested Council Action

Approve the final plat of "McKee Place Plat No. 1."