



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: Central Addition Plat No. 2-A – Final Plat (Case # 223-2021)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Central Addition Plat No. 2-A*. The plat will consolidate multiple lots shown within the Central Addition subdivision generally improved with the Logboat Brewery facility or presently vacant and adjacent to the brewery desired to be improved with additional brewery operations.

Discussion

A request by Crockett Engineering (agent), on behalf of White Oak Investment Properties, LLC. (owner), for a one-lot final plat to be known as "Central Addition Plat No. 2-A". The subject site includes 1.08 acres of land located on the northeast corner of Fay Street and Hinkson Avenue. This plat is desired to facilitate future expansion of the Logboat Brewery facility. A request (Case #225-2021) to rezone the subject acreage from M-N to IG will be concurrently considered on the Council's October 4 agenda.

The subject site is presently improved with the Logboat Brewery facility and its associated parking and patio areas. The eastern portion of the site previously contained two single-family structures, fronting College Avenue, which have since been demolished. Based upon previously conducted concept reviews with the applicant, this eastern portion of the site will contain the bulk of the proposed production facility expansion.

The plat dedicates 10' of right-of-way on the Hinkson Avenue and Fay Street frontages along with the appropriate corner truncations. Additionally, the plat dedicates the appropriate half-width right-of-way for College Avenue. The dedication of right-of-way along Fay Street creates an encroachment of an existing retaining wall and parking lot into the public right-of-way. If approved, these structures will become legal non-conformities that may continue in use as set forth in Section 29-6.5(b) of the UDC; however, cannot be expanded. This plat does not create any other non-conformities in relation to the zoning standards of the UDC.

Sidewalk is existing along all street frontages and standard 10' utility easements are being dedicated by the plat. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The Planning and Zoning Commission considered this request at its August 19, 2021 meeting. Staff presented its report in conjunction with the rezoning request (Case #225-2021) and noted that a previously advertised design adjustment had been withdrawn. The Commission, following additional discussion regarding the rezoning, made a motion to approve the final plat (7-0-1) with one recusal.



The Planning and Zoning Commission staff report, locator maps, final plat, public correspondence, and meeting minute excerpts 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: Possible impacts could be 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: Reliable 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
N/A	N/A

Suggested Council Action

Approve the final plat of *Central Addition Plat No. 2-A* as recommended by the Planning and Zoning Commission.