



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Wyndham Commercial Corner, Plat No. 2 – Final Plat (Case #7-21)

Executive Summary

Approval of this request would result in the creation of a two lot final plat to be known as "Wyndham Commercial Corner, Plat No. 2". The plat subdivides one lot into two lots at the northeast corner of Scott Boulevard and State Route KK.

Discussion

Crockett Engineering (agent), on behalf of R2M2 (owner), seeks approval for a two-lot final replat of Lot 1 of Wyndham Commercial Corner to be known as "Wyndham Commercial Corner, Plat No. 2". The 2.5-acre property is zoned PD (Planned Development), and is located on the northeast corner of Scott Boulevard and State Route KK and as addressed 5844 Scott Blvd.

The property is zoned PD (Planned Development) and is subject to the attached 2016 approved development plan entitled Wyndham Commercial Corner C-P plan. The CP plan (now PD) showed the division of the property into two lots as represented on the proposed final plat. The southern lot (Lot 1B) will be 1.7 acres, and the northern lot (Lot 1A) will be .8 acres. The lot line dividing the parcels is shown crossing over an access drive (defined as a structure). Typically, the UDC does not permit a lot line to cross a structure; however, given the approved PD plan showed this division a design adjustment has been deemed unnecessary. The final plat is considered to be in conformance with the previously approved CP plan which also acts as the site's preliminary plat.

The approved CP plan showed the construction of two buildings on the total 2.5 acres containing approximately 17,300 square feet. The existing End of the Rainbow Southwest childcare facility, located upon future Lot 1B, contains approximately 12,000 square feet leaving the remaining 5,300 square feet for future Lot 1A. Future improvement of Lot 1A will be subject to the approved CP plan and CP zoning requirements for the site. Approval of the requested final plat will permit the future sale of the two lots independently of each other should the owner desire to do so.

Adequate right of way exists for State Route KK and Scott Boulevard, the plat shows all existing and required utility easements, and sidewalk are presently installed. No design adjustments are requested. Staff finds the plat complies with all subdivision requirements of the UDC and conforms to the approved CP (now PD) plan.

Locator maps, final plat, and PD plan are attached.



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 and sewers 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/27/2016	Approved the Final Plat of Wyndham Commercial Corner (Ord. #022995)
12/05/2016	Approved the Wyndham Commercial Corner C-P Plan (Ord. #023014)

Suggested Council Action

Approve the "Wyndham Commercial Corner, Plat No. 2".