



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 5, 2021

Re: Auburn Hills Plat 14-A - Replat (Case #80-2021)

Executive Summary

Approval of this request will result in the creation of a 4-lot final plat to be known as *Auburn Hills Plat 13-A*.

Discussion

A request by Crockett Engineering (agent), on behalf of Auburn Lands, LLC (owners), for approval of a replat to be known as "Auburn Hills Plat 14-A." The replat would divide common lot C1401 into 4 parts shown on the replat as Lots C-1A, C-1B, C-1C, and C-1D. The remaining condo-style lots, numbered 1401-1458, would remain unchanged. The 4.82-acre site is located south of Brown School Road between Edenton Boulevard and Derby Ridge Road.

The subject parcel was originally platted in 2004 as Lot 801 of Auburn Hills Plat 8. In 2006, the property was subdivided to create one common lot and 58 residential lots for the purpose of development and sale of each unit. The common lot was intended to be owned and maintained by a neighborhood association. At this time there has been limited development of the originally envisioned project.

The proposed replat would divide the common lot to facilitate the sale of smaller, more manageable parcels that contain the existing residential lots platted in 2006. The future development density of the overall project site would not be increased and upon completion of the dwelling unit construction the same amount of common land would exist as now shown on the undivided property.

All utilities are in place and adequately covered with easements. Adequate right of way exists for all adjacent streets, and no new streets are planned with this development. Sidewalks are in place along the Brown School Road, Derby Ridge Drive, and Edenton Boulevard frontages. However, sidewalk construction will be required on the Citadel Drive frontage for each undeveloped lot. (Lots C-1B, C-1C, and C-1D). A performance contract has been provided to guarantee the sidewalk construction.

The final plat meets all the standards of the UDC 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. 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: 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
11/6/2006	Approved final plat of <i>Auburn Hills Plat 14</i> (Ord #19278)
1/20/2004	Approved final plat of <i>Auburn Hills Plat 8</i> (Ord #17956)

Suggested Council Action

Approve the final plat of *Auburn Hills Plat 14-A*.