



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 1, 2019

Re: Tiger Tots Place – Resubdivision/Replat (Case #52-2019)

Executive Summary

Approval will result in the replat of 11 existing lots to consolidate the property into two total lots, with dedication of right of way and easements.

Discussion

Lueck Surveying (agent) on behalf of Market Ready, LLC (owner) is seeking approval of a two-lot final plat of R-MF (Multi-family Dwelling) zoned property, constituting a replat of Lot 1-6 of *Sunny Slope* subdivision and Lots 1, 2, and 12-14 of *Sandifer's Subdivision*, to be known as *Tiger Tots Place*. The 2.44-acre property is located at the northeast corner of Paris Road and William Street, and includes property addressed as 1609 & 1611 Paris Rd, and 907, 909, 911, and 913 Sandifer Avenue.

The applicant is seeking approval of the replat to consolidate the separate lots into the two larger lots which better reflects the current usage of the site as one business (*Tiger Tots Daycare*) and will enable additional construction on the site that would otherwise not be permitted over existing lot lines. The plat illustrates dedication of required additional half-width right of way for Paris Road, a major collector street, as well as an additional 5 feet along the parcel's Sandifer Avenue frontage, local residential street. Furthermore, standard utility easements are also being granted along all street frontages and corner truncations are being provided at all street intersections.

Pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City. The plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps, final plat, and the previously approved plats *Sunny Slope* and *Sandifer's Subdivisions* are attached.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and 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
6/3/1940	Approved final plat of <i>Sunny Slope</i>
4/23/1907	Approved final plat of <i>Sandifer's Subdivision</i>

Suggested Council Action

Approval of the final plat for *Tiger Tots Place*.