



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 15, 2023

Re: Corporate Lake Plat 16 – Final Plat (Case #124-2023)

## Executive Summary

Approval of the proposed replat would rearrange Lots 46 and 47 of, "*Corporate Lake Plat 6*," and Lot 11A of, "*Corporate Lake Plat 15*." The resulting 3-lot plat contains 10.44 acres.

## Discussion

A Civil Group (agent), on behalf of Gary and Brenda Lewis (owners), seeks approval of a 3-lot final plat to be known as "*Corporate Lake Plat 16*." The 10.44-acre parcel is located at the northeast corner of North Cedar Lake Drive and John Garry Drive. Existing Lot 46, located at the southwest corner of the subject acreage is zoned R-MF (Residential Multi-Family) and contains an existing clubhouse and pool serving the neighboring multi-family properties. The remainder of the subject acreage consists of two platted lots which are zoned M-N (Mixed-Use Neighborhood).

The proposed replat would re-subdivide the existing three parcels into three new lots. Lot 1601 will contain 3.53 acres of surface water acreage with frontage on John Garry Drive. Lot 1602 will be a newly created lot containing 1.59 acres from existing Lot 11A and will have frontage on North Cedar Lake Drive and is zoned M-N. Finally, Lot 1603 (5.34 acres) will be created by combining Lot 46, Lot 47, and the remainder of Lot 11A together. The lot will have frontage along both John Garry Drive and North Cedar Lake Drive. The newly created lot would become split-zoned R-MF and M-N and while not considered best-practice, split-zoning is not prohibited by the UDC. This new lot is anticipated to be maintained as open space and used for ancillary functions of the clubhouse.

Sufficient rights-of-way exists along both roadway frontages; therefore, no additional dedications are required. Lots 1602 and 1603 are crossed by a number of existing 16-foot sewer easements, which are depicted on the plat. Additionally, an existing 16-foot drainage easement along the northeast boundary of current Lot 47 and extending to North Cedar Lake Drive to the southeast will be retained following the lot rearrangement. Another small area encumbered by both drainage and sewer easements is located at the northeast corner of proposed Lot 1602.

The proposed replat is intended to better serve the needs of the applicants as well as residents within the overall adjacent multi-family developments. Per the provisions of Section 29-5.2(d)(4) of the UDC, Council approval of a resubdivision shall only be approved if Council determines that the following criteria have been met:

- (i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions



are eliminated, the removal of such restrictions is in the best interest of the public;

- (ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision; and
- (iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

With respect to the above criteria, staff has not identified any restrictions that would be eliminated by the approval of the replat, adequate utilities are present to serve any redevelopment of the acreage with uses permitted by existing zoning, and the replat would not be detrimental to the surrounding neighborhood given the existing uses and development character and given sufficient public infrastructure (i.e. roads) are in placed to support such redevelopment.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

Locator maps and the final plat are attached for review.

### Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

### Strategic & Comprehensive Plan Impact

#### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

#### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

### Legislative History

Date	Action
7/1/09	Approved, "Corporate Lake Plat 15 Administrative Replat" (administrative approval by the Director of Public Works)
3/6/91	Approved, "Corporate Lake Plat 6" (Ord. # 012886)
3/6/91	Approved, "Corporate Lake Plat 4" (Ord. # 012884)

### Suggested Council Action

Approval of the proposed final plat to be known as "Corporate Lake Plat 16."