



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Auburn Hills Plat 13-A - Replat (Case #5-2021)

## Executive Summary

Approval of this request will result in the creation of a 2-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 13-A." The replat would divide common lot C1301 in two parts shown on the replat as C-1A & C-1B. The remaining condo-style lots would remain unchanged. The 4.6-acre subject site is located at the northeast corner of Brown School Road and Derby Ridge Road.

The subject parcel was originally platted in 2003 as Lot 601 of Auburn Hills Plat 6. The large lot was set aside for future subdivision and development. In 2007, the property was subdivided to create one common lot and 100 condominium 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. The current replat of the common lot would divide the common lot to facilitate the sale of the northern portion of the parcel (Lot C-1B) into separate ownership.

The plat depicts a small area of sanitary sewer easement between Lot 1400 and the eastern edge of the Derby Ridge Drive right-of-way. During staff review a short extension of sewer was found to be lying outside any sewer or utility easements. This easement was dedicated by separate document and is depicted on the plat. All other utilities are in place and adequately covered with easements. Adequate right of way exists for Derby Ridge Drive and no new streets are planned with this development. Sidewalks are in place along the parcel's Derby Ridge Drive frontage.

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
1/2/2007	Approved final plat of Auburn Hills Plat 13 (Ord #19346)
5/19/2003	Approved final plat of Auburn Hills Plat 6 (Ord #17685)

## Suggested Council Action

Approve the final plat of Auburn Hills Plat 13-A.