



Department Source: Community Development - Planning  
To: City Council  
From: City Manager & Staff  
Council Meeting Date: July 18, 2022  
Re: Hashtag-Oakland Subdivision – Final Plat (Case # 154-2022)

## Executive Summary

Approval will result in the creation of a 1-lot final plat to be known as “*Hashtag-Oakland Subdivision*”.

## Discussion

Simon & Struempf Engineering (applicant), on behalf of Hashtag Enterprises LLC (owner), seeks approval of one-lot final minor plat to be known as *Hashtag-Oakland Subdivision*. The purpose of the plat is to bestow legal lot status to the 2.07-acre site. The parcel is located directly east of the intersection of Holly Avenue and Oakland Gravel Road.

The site is zoned M-C (Mixed-use Corridor) and is currently improved with a Mechanical and Construction Contractor office, gravel parking lot, and outdoor storage area. The unplatted site is proposed to be platted into a single lot containing 2.07-acres.

The site fronts upon Oakland Gravel Road. Additional right-of-way and standard 10' utility easements are being dedicated with this plat. Sidewalk exists along the entire lot frontage. The site is currently served by all City utilities except electric; however, any new development would be served by City Water & Light. No other other public utility infrastructure expansion is required at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their May 19, 2022 meeting. Staff presented its report and no one from the public spoke on the matter. A motion to recommend approval of the plat was unanimously approved (8-0).

The Planning Commission staff report, locator maps, plat, and meeting minute excerpts 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: 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: Reliable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Approve the final plat of *Hashtag-Oakland Subdivision* as recommended by the Planning and Zoning Commission.