



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: West Mount Lathrop & Thilly – Replat (Case #16-53)

Executive Summary

Approval of this request would divide an existing R-1 (One-Family Dwelling District) zoned lot into two lots.

Discussion

The applicant is requesting a two-lot final minor replat of R-1 (One-Family Dwelling District) zoned land, which would allow for the construction of a second single-family home on the site.

The subject property was originally platted as Lots 21 and 22 of West Mount subdivision in 1906. The easternmost 58 feet of these lots were subsequently transferred to accommodate the construction of a neighboring single-family home in 1920. The requested replat is required to create legal lots from the remaining portions of Lots 21 and 22.

Necessary rights-of-way and utility easements are provided on the plat, and the proposal meets all applicable zoning and subdivision standards. A sidewalk will be required along the site's Thilly Avenue frontage prior to a certificate of occupancy being issued for any new home or redevelopment of the existing improved lot.

At its February 18, 2016 meeting, the Planning and Zoning Commission voted unanimously 8-0 to recommend approval of the requested plat. There were no Commissioner comments relating to this matter. The applicant addressed the Commission and explained his intent for the proposed property division. No other members of the public spoke on the matter.

The staff report (including maps, and a copy of the plat), and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of the lots may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.



Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
06/05/1906	Council approved original plat of West Mount subdivision
Circa 1920	Eastern portions of original Lots 21 & 22 were divided off for construction of home on neighboring site

Suggested Council Action

Approve the 2-lot final minor plat to be known as "West Mount Lathrop & Thilly Replat" as recommended by the Planning and Zoning Commission.