



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 1, 2021

Re: Bach Subdivision – Final Plat (Case # 283-2021)

Executive Summary

Approval would result in the creation of a one-lot final plat to be known as “Bach Subdivision”. The plat will permit a single-family home to be built on property addressed 5170 S. Scott Boulevard. Associated with this action and appearing concurrently on the Council's November 1 agenda are requests to approve a design adjustment from Section 29-5.1 (g) of the UDC and a right of use (ROU) permit application allowing the placement of a private driveway within a future public right of way.

Discussion

Engineering Surveys & Services (agent), on behalf of Christopher and Tracy Bach (owners), seek approval of a one-lot final plat to be known as the "Bach Subdivision". The 2.3-acre subject property was recently annexed into the City and permanently zoned R-1 (One-Family Dwelling). The site is addressed 5170 S. Scott Boulevard and is generally located north of Steinbrook Terrace and west of S. Persimmon Road. The Bach's desire to build a single-family home on the acreage which is presently vacant except for a small shed.

A concurrent request for a design adjustment to Section 29-5.1 of the UDC related to the construction of public roadway improvements is presented under separate cover on Council's November 1, 2021 agenda. As described in that memo, the applicant seeks to build a private access drive to serve this lot rather than the required neighborhood collector half-width street. Additionally, a concurrent right-of-use (ROU) permit application to facilitate the desired drive also appears on the November 1 agenda as a separate business item.

The plat dedicates all required right of way and utility easements along the parcel's roadway frontages. This includes dedication of the 30' half-width for the Crabapple Lane extension along the southern boundary of the parcel. Crabapple Lane would connect Route KK to Scott Boulevard and is shown as a neighborhood collector on the CATSO major roadway plan. The plat also shows an existing 15' utility easement along S. Scott Boulevard and dedicates the required 10' utility easement along the Crabapple Lane right of way.

Following the right of way dedications for Crabapple Lane and S. Scott Boulevard, the proposed residential lot will contain 1.72 acres. Aside from the single design adjustment from Section 29-5.1 (g) no other adjustments are sought and all other required public improvements will be built by the applicant to serve the property (e.g. sewer main extension and sidewalk along the future Crabapple Lane extension pursuant to a roadway elevation design that is being finalized). Sidewalk exists along S. Scott Boulevard and will not need to be modified following the platting action.



Detailed discussion of the design adjustment request is provided under separate cover. Staff is supportive of the request given the future extension of Crabapple Lane is unknown and unfunded, the proposed private drive provides a level of access commensurate to the demand created by a single home, and as the design adjustment criteria per Section 29-5.2(b)(9) are believed to have been met.

The plat has been reviewed by all internal and external stakeholders and with the exception of the single design adjustment request, is fully compliant with the requirements of the UDC for subdivisions. Development of the property with the desired home is a permitted use, and will be subject to all requirements of the UDC for the R-1 district.

The Planning and Zoning Commission considered this request at their October 7, 2021 meeting. Staff presented their report and the applicant was available to answer questions. No one from the public spoke on the matter. A motion to recommend approval of the final was unanimously approved (8-0).

The Planning Commission staff report, locator maps, plat, design adjustment worksheet, 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: 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: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

| Date | Action |
|----------|--|
| 10/04/21 | Annexed and assigned R-1 zoning to property. (Ord. 024774) |

Suggested Council Action

Approve the “Bach Subdivision” as recommended by the Planning and Zoning Commission.