



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 6, 2021

Re: Hardy Plat 1 – Final Plat (Case #318-2021)

Executive Summary

Approval of this request would result in the creation of a 2-lot final plat that includes new right-of-way and easement dedications for public use. This request is also being considered concurrently with a request to approve a design adjustment to waive the requirement for sidewalk construction along S. Highway KK.

Discussion

McClure Engineering Co. (agent), on behalf of Marshall & Sylvia Murray (owners), is seeking approval of a 2-lot final minor plat of an existing 4.9-acre parcel and another 0.5-acre parcel, to be known as Hardy Plat 1. The request also includes an associated design adjustment to Section 29-5.1 (d) to waive sidewalk construction along the property's S. Highway KK frontage that will appear as a separate business item on the Council's December 6 agenda. The subject site is located on the north side of S. Highway KK, approximately 3,200 feet west of Scott Boulevard, and includes the address 5971 S Highway KK.

The final plat will create two legal lots that have direct frontage along S. Highway KK. The applicant does not have any plans to construct houses on these lots and the lots, per the UDC, are restricted from having direct residential driveway access to S. Highway KK due to its major collector street classification. Additional right of way will be dedicated for S. Highway KK as well. A concurrent request for a design adjustment to waive sidewalk construction along the lots S. Highway KK frontage is being considered under separate cover.

The Planning and Zoning Commission considered this request at their November 4, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. One member of the public spoke during the public hearing, a representative of the potential purchaser of one of the subdivision's lots, and discussed the potential construction of an outbuilding on the lot that may be purchased. The Commission discussed the potential for a single-family home to be constructed on the remaining lot. While it could be possible, there are many constraints on the property that would make construction difficult, such as the presence of a stream buffer. Following additional discussion, a motion to approve the final plat passed (7-2).

The Planning Commission staff report, locator maps, final plat, land analysis map, 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the final plat of *Hardy Plat 1* as recommended by the Planning and Zoning Commission.