



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 7, 2020

Re: State Farm Subdivision - Block 2 Preliminary Plat (Case #203-2020)

## Executive Summary

Approval of this request will authorize a two-lot preliminary subdivision to be known as State Farm Subdivision - Block 2. The new plat proposes to divide the existing 102.85 acre parcel into two lots.

## Discussion

Engineering Surveys & Services (agent), on behalf of JDM II SF National LLC (owner), seeks approval of a two-lot preliminary plat on M-OF (Mixed Use-Office) zoned land, to be known as *State Farm Subdivision - Block 2*. The preliminary plat also includes a concurrent design adjustment to Section 29-5.1(f)(3) a to allow a new lot line through a structure (i.e. access drive) that appears on the Council's agenda as a separate business item. The 102.85-acre subject site is located southeast of the intersection of Southampton Drive and Providence Road (State Route 163) and is addressed 4700 S. Providence Road.

The two-lot preliminary plat would split the existing lot, known as Lot 1 of State Farm Subdivision – Block 1, with approximately a quarter of the existing site in Lot 1A (west portion) and the remainder of the acreage, along with the existing building and all of the accessory off-street parking areas, in Lot 1B (east portion). Additional half-width right-of way for Southampton Drive and Corporate Lake Drive will be granted at the time of final plat. No new streets are planned with this development.

The Planning and Zoning Commission considered this request at their November 19, 2020 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the preliminary plat passed (6-0).

The Planning Commission staff report, locator maps, preliminary 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: 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
5/21/1990	Approved final plat of <i>State Farm Subdivision – Block 1</i> (Ord #12612).

## Suggested Council Action

Approve the *State Farm Subdivision - Block 2 Preliminary Plat* as recommended by the Planning and Zoning Commission.