



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 2, 2021

Re: Hanover Plaza Plat 6-A – Replat (Case #143-2021)

## Executive Summary

Approval of this request would result in the combination of 2 existing lots to create one lot for development as a self-service storage facility.

## Discussion

Allstate Consultants (agent), on behalf of 100 Acre LLC (owner), is seeking approval of a one-lot final plat of M-C (Mixed Use-Corridor) zoned property, constituting a replat of Lots 5 & 6 of *Hanover Plaza Plat 6*, to be known as *Hanover Plaza Plat 6-A*. The 3.31-acre subject site is located on the east side of Hanover Boulevard, approximately 450 feet north of Clark Lane, and includes the addresses 1420 and 1430 Hanover Boulevard.

The two lots would be combined to create one legal lot to accommodate the construction of a self-service storage facility. Plan for the future facility have been submitted for permitting. Combining the lots ensures that future construction will not occur over an existing property line. The consolidation action is consistent with the UDC standards.

The replat does not appear to be detrimental to surrounding properties and there are no identified restrictions being removed by way of the replat. The plat meets all the standards of the UDC regulations and is recommended for approval by staff.

Locator maps and final plat 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
01/03/2005	Approved final plat of <i>Hanover Plaza Plat 6</i> (Ord. #18367)

## Suggested Council Action

Approve the final plat of *Hanover Plaza Plat 6-A*.