



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: Chapel Hill Cottages, Plat 1 (Case #23-2022)

## Executive Summary

Approval would combine three survey tracts into a single parcel and confer legal lot status upon the new lot. The subject property is presently improved with a legally constructed multi-family structure built prior to the adoption of the UDC in 2017. The subject property contains 0.68 acres, is zoned R-MF (Multi-Family Residential), and located southeast corner of Chapel Hill Road at Martinshire Drive.

## Discussion

A Civil Group (agent), on behalf of Chapel Hill Cottages, LLC (owners), seeks approval of a 1-lot final plat to be known as "Chapel Hill Cottages, Plat 1." The 0.68-acre parcel is located the southeast corner of Chapel Hill Road and Martinshire Drive. Approval of the plat will grant legal lot status to the R-MF (Multi-Family Residential) zoned property which has been improved with an existing apartment building. No plans have been submitted for redevelopment of the site and the applicant indicates they have no intentions to change the use of the property at this time. The initial construction of the structure (between 2011 and 2015) was legally permitted as the former subdivision and zoning code allowed construction over property lines. Appropriate right-of-way and easement dedications are provided by the plat.

The Planning & Zoning Commission reviewed this plat at their December 9<sup>th</sup>, 2021 regular meeting. Staff and the application provided reports and the Commission inquired about the purpose of the request. The applicant's agent stated that the applicant simply wanted to gain legal lot status and eliminate any potential nonconformity relating to the building's construction over lot lines. With no further discussion, a motion was made to approve the proposed final plat which passed unanimously (8-0).

The Planning and Zoning Commission staff report, locator maps, final plat, and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Not Applicable, 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
N/A	N/A

## Suggested Council Action

Approve, "Chapel Hill Cottages, Plat 1."