



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2020

Re: The Gates, Plat No. 4B – Replat (Case #111-2020)

Executive Summary

Approval of this request would result in the rearrangement of property between three existing lots, with no new lots created.

Discussion

Crockett Engineering Consultants (agent) on behalf of New Haven Homes, LLC and Joshua Conyers (owner), is seeking approval of a three-lot final plat of R-1 (One-Family Dwelling District) zoned property, constituting a replat of Lot 409-411 of The Gates Plat No. 4, to be known as The Gates Plat No. 4B. The 1.17-acre subject site is located on the north side of Sella Court, approximately 600 feet east of Rivington Drive.

The replat generally shifts the interior side lot lines between the three lots to the west, up to approximately 19 feet. Per the applicant, the replat is sought to provide more room for a side entry garage on Lot 411. No new lots are being created.

The subdivision is considered a replat, and pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City.

The requested plat has been found to be in substantial conformance with the approved preliminary plat. The plat meets all the standards of the UDC regulations and is recommended for approval.

Locator maps, final plat, and previously approved 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 and sewers, 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: Economic Development, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/5/2018	Approved the final plat of <i>The Gates, Plat No. 4.</i> (Ord. #023466)

Suggested Council Action

Approve the final plat of *The Gates, Plat No. 4B.*