



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 19, 2022

Re: Legacy City, Plat No. 1 - Final Plat (Case # 214-2022)

Executive Summary

Approval of this request would result in the creation of a single-lot subdivision that includes dedication of new right-of-way and easements for public use.

Discussion

Crockett Engineering Consultants (agent), on behalf of Legacy Land Development, LLC (owner), seeks approval of a one-lot final major plat of R-1 (One-Family Dwelling) district zoned property, previously shown on the *Legacy Farms Preliminary Plat*, to be known as *Legacy City, Plat No. 1*. The 18.0-acre subject site is located on the west side of Sinclair Road, 700 feet south of Nifong Boulevard.

The final plat substantially complies with the previously approved preliminary plat known as *Legacy Farms Preliminary Plat*. This plat represents the first subdivision of property included on the preliminary plat, approved April 4, 2022, and was identified as Lot 498. The final plat will dedicate additional right of way for Sinclair Road, a trail easement for the future construction of a City trail as shown on the Trails Master Plan along Mill Creek, and other appropriate easements necessary for development.

This particular lot was also included in a development agreement that was authorized by Ordinance #024981. The agreement required the developer, Legacy Land Development, LLC, to convey Lot 498 to the City in exchange for infrastructure improvements that would have otherwise been required of the developer. Public Works has been in the process of identifying and acquiring a location for a second salt storage dome in the southern portion of the City and they have indicated that this site would be acceptable for that use. The development agreement requires that the conveyance of the lot occur prior to December 31, 2022.

The final plat has been reviewed by all relevant staff and found to be substantially compliant with the preliminary plat and UDC regulations. Staff recommends approval.

Locator maps, final plat, and approved preliminary 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: Reliable Infrastructure, 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
04/04/22	Approved preliminary plat of <i>Legacy Farms</i> and authorized City Manager to execute a development agreement. (Ord. 024981)

Suggested Council Action

Approve the final plat of *Legacy City, Plat No. 1*.