



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2023

Re: Bluff Creek Recreational Park, Plat No. 1 – Final Plat (Case #139-2023)

Executive Summary

Approval of the proposed one-lot final plat to be known as, "*Bluff Creek Recreational Park, Plat No. 1,*" would bestow legal lot status on the 3.95-acre property.

Discussion

Crockett Engineering (agent), on behalf of Beacon Street Properties, LLC (owners), seeks approval of a 1-lot final plat to be known as "*Bluff Creek Recreational Park, Plat No. 1.*" The 3.95-acre parcel is located east of the intersection of Bearfield Road, Old Highway 63, and Chinaberry Drive. The property is zoned M-C (Mixed-Use Corridor) and currently sits vacant. The purpose of the plat is to confer legal lot status to the acreage prior to its future development.

Primary access to the parcel will be from Chinaberry Drive – a non-classified roadway on the CATSO MRP. Chinaberry is platted with 66-feet of right-of-way which is consistent with a "Local, non-residential street" as defined in the UDC. As such, no further dedication of right-of-way is necessary at this time. The property also has access from an adjacent private street extending southeast from the roundabout. The private street was previously a portion of Old Highway 63 prior to its vacation in 2002 when the intersection at Chinaberry was improved.

A small sidewalk gap exists along the subject property's frontage with the private street south of the roundabout. This gap will be eliminated upon development of the site and connect across the private street to existing sidewalk to the west of the roundabout. The plat also dedicates the standard 10-foot utility easement along both street frontages.

The Planning & Zoning Commission heard this request at their May 4, 2023 regular meeting given the property has never previously been platted. Staff gave their report and the applicants' representative gave a brief overview of the project indicating that the subject tract was the final unplatted parcel in the area. After limited discussion, the Commission made a motion to approve the plat, pursuant to minor technical corrections. The motion passed unanimously by a vote of (8-0).

Since the Planning Commission hearing, a revised plat that addresses the technical issues has been submitted. The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

Locator maps and the final plat are attached for review.



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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approval of the, "*Bluff Creek Recreational Park, Plat No. 1,*" final plat, as recommended by the Planning & Zoning Commission.