



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 6, 2022

Re: Garth's Addition Plat No. 1B – Final Plat (Case #211-2022)

Executive Summary

Approval of this request would result in the creation of a 2-lot final plat to be known as, "Garth's Addition Plat No. 1B."

Discussion

Crockett Engineering (agent), on behalf of Gary Shaw and Joseph Roesch (owners), seek approval to divide 0.55-acres of property into two lots. The purpose of the platting action is to obtain a permit to construction an additional home on the unused portion of the lot, south of the existing home addressed 908 W. Ash Street. The subject property is zoned R-2 (Two-Family Dwelling) and abuts Ash Court, to the east, which serves as the private street access to the Ash Street Community Planned District.

The buildable area on proposed Lot 2 is partially encumbered by an existing 16-foot sewer easement lying across the southern end of the lot. Therefore, in order to accommodate a sufficient building envelope, the new lot line would be located roughly 85 feet from the south property line. This arrangement leaves a 6-foot setback from the existing detached garage on the property, and provides 82.56 feet of frontage on Ash Court. The required standard 10-foot utility easement is provided by the plat on this frontage.

Since access to proposed Lot 2 will only be available from the private street, The Ash Court Homeowners Association was asked to supply written permission (attached) for this access before the plat was approved by staff. In the letter, the HOA representative indicates that the HOA Board voted unanimously to permit the utilization of Ash Court for access, in return for membership in the HOA and thus undertaking a share of street maintenance costs. The letter states that those arrangements will be finalized at a future meeting of the HOA.

The plat has been reviewed by both internal staff and external agencies and has been found to comply with all applicable standards of the UDC.

Locator maps, final plat, and Ash Court HOA Letter of Support are attached.



Fiscal Impact

Short-Term Impact: Extension of required utilities to serve the new lot will be borne by the applicant.

Long-Term Impact: Limited. Incurred costs for public safety, trash collection, and utility service maintenance may or may not be off-set by user fees and increased property taxes. No additional public street maintenance costs will be incurred given Ash Court is a “private street”.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of, “Garth’s Addition – Plat No. 1B.”