



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 6, 2025

Re: LaFond Subdivision – Final Plat (Case #21-2025)

Executive Summary

Approval of this request would result in the creation of a 3-lot final plat containing 1.76-acres of R-1 (single-family dwelling) zoned land that will be known as “*LaFond Subdivision*”. The proposed plat is located at the northeast corner of Brown Station Road and Green Ridge Road. A concurrent design adjustment, presented under separate cover, appears on the Council’s January 6 agenda that is seeking waiver of the requirement that sidewalk be installed along the Green Ridge Road and Brown Station Road frontages of the proposed subdivision.

Discussion

Brush and Associates (agent), on behalf of Kenneth LaFond (owner), seeks approval of a 3-lot final plat containing 1.76-acres of R-1 zoned land that will be known as “*LaFond Subdivision*”. Additionally, a concurrent design adjustment request is being sought to waive required sidewalk installation along the acreage’s Green Ridge Road and Brown Station Road frontages. This request appears under separate cover on the Council’s January 6 agenda.

The property is presently improved with two dwelling units – a single-family home and non-conforming duplex. The proposed plat would create 3 lots out of the existing acreage such that individual lots will be created for the existing dwelling units as well as one additional developable lot north site’s existing improvements that would be accessible from Brown Station Road. The subject site is comprised of a survey tract recorded in book 279 page 193. Given the acreage is a survey tract and its proposed division into 3 new lots this request requires action by both the Planning Commission and Council to ensure each future lot is considered a “legal lot”. The requested design adjustment has been evaluated by staff and the Planning Commission for compliance with the requirements of Sec. 29-5.2(b)(9) of the UDC.

The subdivision will be accessible through Green Ridge Road and Brown Station Road, both being public local residential streets. The existing structures have driveway access off Green Ridge Road, and the undeveloped Lot 2 will be accessed from Brown Station Road. The specific section of Brown Station Road which this subdivision abuts is south of the section of roadway classified as a Major Collector; therefore, direct access to Brown Station Road is permitted. No additional public right-of-way will be dedicated along Brown Station Road; however, an additional 7.5-feet has been shown along the subdivision’s Green Ridge Road frontage to ensure a minimum 25-foot half-width is provided.

A sanitary sewer line currently extends through the property that provides sanitary sewer access to each of the proposed lots. Standard 10-foot public utility easements will be



dedicated along all roadway frontages which the subdivision abuts. A floodplain overlay exists through the middle of the site which impacts each of the proposed lots. The stream buffer has accommodated the duplex and any future developments that may occur on Lot 1.

The Planning and Zoning Commission considered this request at its December 5, 2024 meeting. The proposed design adjustment associated with the proposed 3-lot plat were considered concurrently – the design adjustment required that this matter be heard as part of advertised “public hearing”. Staff provided its report and the applicant provided an overview of both the design adjustment and the final plat. Staff and the applicant responded to several questions presented by the Planning Commission with respect to the proposed actions. No member of the public spoke on this matter; however, one written public comment was submitted (see attached). Following limited Commission discussion, separate motions were made to approve the design adjustment and the final plat. Following a recommendation to approve the design adjustment relating to sidewalk installation, the Commission made a motion to approve the requested final plat that was approved by a vote of (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, final plat, design adjustment worksheet, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable 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

Approve the requested final plat to be known as “LaFond Subdivision” as recommended by the Planning and Zoning Commission.