



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: Quarry Heights Plat 7 – Final Plat (Case # 32-2022)

Executive Summary

Approval of this request will result in the creation of a 1-lot final plat to be known as *Quarry Heights Plat 7*.

Discussion

A Civil Group (agent), on behalf of Finley and Rebecca Gibbs (owners), requests a one-lot final plat to be known as "Quarry Heights Plat 7". The proposed plat includes 0.88-acres of land that is located on the south side of Rollins Road approximately 950 feet east of S. Greenwood Avenue. The owners intend to construct a single-family home on the site.

The subject site contains an unplatted tract and part of Lot 1 of Quarry Heights Block 3 subdivision that was recorded in 1950. The site is proposed to be platted into one lot containing 0.88-acres. This platting action would bestow legal lot status to the tract allowing a building permit to be issued for a single-family home.

Proposed Lot 100 has frontage on and takes access from Rollins Road which is a local residential street. Right-of-way dedication is not required for the northern portion of the site. However, right-of-way dedication from the 1950 plat is insufficient to determine the right-of-way's exact location so a 25' half-width is being dedicated to resolve the issue. Sidewalk does not exist along the street frontage and is required with new development.

A standard 10' utility easement is being dedicated by the plat. A 16' sewer utility easement is being dedicated along the southern portion of the site to accommodate a future sewer extension project. The site is served by all City utilities and requires no other public utility infrastructure expansion at this time.

The final plat meets all the standards of the UDC regulations and is recommended for approval by staff.

The Planning and Zoning Commission considered this request at their December 9, 2021 meeting. Staff presented their report and the applicant was available to answer questions. Two neighbors spoke in opposition to constructing sidewalk on this site. Following brief discussion about tree preservation and sidewalk construction, a motion to recommend approval of the final plat was unanimously approved (8-0).

The Planning Commission staff report, locator maps, plat, and meeting minute excerpts 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: Possible impacts could be 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the final plat of *Quarry Heights Plat 7*.