



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 16, 2024

Re: Keene Estates Plat 19 - Final Plat (Case #27-2025)

## Executive Summary

Approval of the proposed replat would consolidate three existing lots and redistribute the consolidated acreage into two lots as shown on final plat to be known as “Keene Estates – Plat 19”. The subject 9.59-acre parcel is located at the southeast corner of the Berrywood Drive and Portland Street and is presently improved with two structures addressed as 300 and 404 Portland Street.

## Discussion

A request by Engineering Surveys and Services (agent), on behalf of MWCK Investments, LLC and St. Raymond's Society (owners), seeks approval of a 2-lot final plat. The 9.59-acre site is zoned M-OF (Mixed Use - Office) and is presently three lots. The proposed final plat is a replat of lots 7AA and 7BB of Keene Estates Plat No. 18A, Lot 8A Keene Estates Plat No. 11, and part of lot 7A of Keene Estates Plat No. 4. The site is located southeast of the intersection of Berrywood Drive and Portland Street. The two newly created lots are to be described as Lot 7C and Lot 8C of Keene Estates Plat 19, and are 3.67 and 5.76 acres respectively.

The subject site is currently comprised of three previously platted lots which allows for the proposed subdivision to be processed as a replat. Keene Estates Plat 18A, which comprises the northern portion of the subject site, was platted in 2016. The southern portion was created with Lot 8A as shown on Keene Estates Plat 11 in 1978. Lot 7AA of plat 18A and Lot 8A of Plat 11 are currently developed and Lot 7BB of Plat 18A is undeveloped. Approval of the requested replat would combine the northeast section of existing Lot 7BB into existing Lot 7AA (to be known as Lot 7C), and the southern portion of existing Lot 7BB into Lot 8A ) to be known as Lot 8C). No stream buffers or green space conservation areas exist on the site at this time.

Both Lots 7C and 8C will continue to be accessed from Portland Street. Five-feet of additional right-of-way is shown as being dedicated along both the Portland and Berrywood roadway frontages to ensure required roadway half-width has been secured. Existing ten-foot utility easements along Berrywood and Portland Street are being rededicated to account for the additional right-of-way dedication.

Pursuant to sec. 29-5.2(d) of the UDC, approval of a replat is subject the following three (3) criteria. Staff analysis of these criteria are shown in **bold** text.



- (i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

**Staff is unaware of any restrictions associated with this property that would be eliminated if the proposed replat is approved.**

- (ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

**There are no known capacity-related issues associated with the public infrastructure serving this parcel. Evaluation of stormwater impacts with redevelopment and mitigative measures will need to be addressed at the time of building permit submission. No additional easements beyond standard 10-foot utility easements were identified as necessary for the subdivision of this land by relevant city staff.**

- (iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

**The platting action itself would not yield new opportunities for increased intensity of development on the site provided its M-C zoning.**

The final plat has been found to meet all the standards of the UDC regulations and is recommended for approval.

Locator maps and the final plat are attached for review.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Any utility construction or relocation costs will be borne by the developer.

Long-Term Impact: Potential utility use depending on uses. Any potential impact may or may not be offset by increased user fees and/or property tax collection.



## 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
10/26/2016	Approved the final plat of Keene Estates Lot 18A.
06/29/1978	Approved the final plat of Keene Estates Lot 11. (Ord. 7862)

## Suggested Council Action

Approve the final plat of *Keene Estates Plat 19*.