



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2022

Re: Grasslands Plat 17 – Final Plat (Case #244-2022)

Executive Summary

Approval of this request would result in the combination of two lots to be known as, *Grasslands Plat 17*.

Discussion

A Civil Group (agent), on behalf of Charles Teeter & Donna Checkett (owners), seeks approval of a 1-lot replat of Lots 19 and 20 of Grasslands Addition, Block 5. The combined parcel contains approximately 0.68-acres and is commonly addressed as 105 & 107 E. Ridgeley Road. The property is zoned R-1 (One-Family Residential). The applicants are also seeking approval of a design adjustment from Section 29-5.1(d) of the UDC, addressed by a separate Council memo, pertaining to sidewalk construction.

The plat dedicates the standard 10-foot utility easement along the property's E. Ridgeley Road frontage. E. Ridgeley Road lies within an existing 50-foot right-of-way; therefore, no additional dedications are necessary at this time. 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.

The Planning and Zoning Commission considered this request and the requested design adjustment, at their September 8, 2022 meeting. Staff presented its report and the applicant gave an overview of the request. Following limited discussion on the plat, a motion to approve the plat passed unanimously by a vote of (7-0).

The Planning Commission staff report, locator maps, design adjustment worksheet, policy resolution 48-06A, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.



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 “*Grasslands Plat 17*” as recommended by the Planning and Zoning Commission.