



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2023

Re: Hanover Plaza Plat 6-B – Final Plat (Case #68-2023)

## Executive Summary

Approval of this request would combine Lots 2 and 3 of Hanover Plaza Plat 6 into a single lot to accommodate proposed development of a hotel on the parcel. The subject parcel contains 3.6 acres and is located at the eastern terminus of Flanders Court.

## Discussion

Allstate Consultants (agent), on behalf of Clark Lane Development Company (owners), seeks approval of a 1-lot final minor plat to be known as "Hanover Plaza Plat 6-B." The 3.6-acre parcel is located at the eastern end of Flanders Court roughly 300 feet east of Hanover Boulevard. Approval of the plat will combine the two M-C (Mixed-Use Corridor) zoned lots into a single lot in advance of proposed development of a hotel upon the consolidated lot.

Access to the property is gained on the western boundary of the property at the terminus of Flanders Court. Sufficient right-of-way was previously dedicated for the Flanders Court turnaround which is currently in place. No further right-of-way is necessary at is time. An existing 100-foot electric easement containing overhead electric infrastructure runs along the southern property line of the subject tract, as shown on the Hanover Plaza Plat 6 final plat. The northern half of this easement encumbers a 50-foot strip along the southern property line of the subject acreage.

Sewer easements exist along the northern property line of Lot 3 and much of the eastern boundary of both Lots 2 and 3, facilitating service to the subject parcel. Additionally, a drainage easement is provided on the plat at the rear of the newly created lot. This new easement, which will facilitate future stormwater mitigation measures, varies in width from 55 feet to at its southern end tapering down to 10 feet on its north end. The site is served by all City utilities and the standard 10-foot utility easement is provided along the parcel's street frontage.

The plat has been reviewed by both internal and external departments/agencies and complies with all requirements of the UDC. The plat is supported for approval.

Locator maps and the final plat are attached for review.



## 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: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

## Legislative History

Date	Action
1/5/2005	Approving the Final Plat of, "Hanover Plaza Plat 6" (Ord. 018367)

## Suggested Council Action

Approve the final minor plat for, "*Hanover Plaza Plat 6-B.*"