



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 17, 2023

Re: Ewing Industrial Park, Plat 2A - Replat (Case #15-2023)

Executive Summary

Approval of this request would allow the combination of two industrial zoned lots into one lot.

Discussion

Crockett Engineering Consultants (agent), on behalf of ASM Development, LLC (owner), seeks approval of a one-lot final plat of IG (Industrial) zoned property to be known as *Ewing Industrial Park, Plat 2A*, which constitutes a replat of two lots previously shown as Lot 2A of *Ewing Industrial Park, Plat 1A* and Lot 301B of *Ewing Industrial Park Plat 3-A* (an administrative plat). The 3.65-acre subject site is located on the north side of Peabody Road, approximately 400 feet east of North Brown Station Road.

The applicant is seeking to combine two distinct lots into one lot that will be slightly under 4 acres. One of the original lots, Lot 2A of *Ewing Industrial Park, Plat 1A*, was recently split off of another lot in a separate replat that was approved on October 3, 2022. That lot will be combined with an existing lot to its east. Both lots have the same owner. The resulting lot would retain frontage and access along Peabody Road, which is along the south side of the parcel. No additional right-of-way dedications are required for Peabody, and sidewalks will be required at the time of new construction on the site. Both lots are currently vacant.

The subdivision is considered a replat, and pursuant to Section 29-5.2(d)(4) of the UDC, the replat does not appear to create any detrimental impacts or remove any restrictions that were previously relied upon by adjacent property owners or the City.

The final plat has been reviewed by all relevant staff and found to be compliant with UDC regulations. Staff recommends approval.

Locator maps, final plat, and *Ewing Industrial Park, Plat 1A* 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: 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: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/03/22	Approved the final plat of <i>Ewing Industrial Park, Plat 1A</i> . (Ord. 025149)

Suggested Council Action

Approval of the final plat of *Ewing Industrial Park, Plat 2A*.