

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Matt Robinson, AICP, Planning Manager

FROM: Melissa Spriegel, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1-6, Block A, of the Hamilton-Jefferson Addition, Located on the Northeast Corner of Jefferson Street and Hamilton Street

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final replat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following condition, which must be satisfied prior to filing a plat for record:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.

APPLICATION SUBMITTAL DATE: March 14, 2016 (Original Application)
March 30, 2016 (Revised Submittal)
December 14, 2016 (Revised Submittal)
December 19, 2016 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to subdivide approximately 1.05 acres into six lots for single-family residential uses.

PLATTING STATUS: The subject property is currently platted as Lot 1, Block 51 of the Shorts Addition.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
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Subject Property	“RS-60” – Single Family Residential (Single-family Residential Uses)	Undeveloped Land
North	“RS-60” – Single Family Residential (Single-family Residential Uses)	Single Family Residence
South	“RS-60” – Single Family Residential (Single-family Residential Uses)	Single Family Residences
East	“RS-60” – Single Family Residential (Single-family Residential Uses)	Single Family Residences
West	“RS-60” – Single Family Residential (Single-family Residential Uses)	Single Family Residences

ACCESS/CIRCULATION:

Adjacent Streets: Jefferson Street, 40’ Right-of-Way, Collector

Hamilton Street, 40’ Right-of-Way, Local

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance.

PUBLIC IMPROVEMENTS:

Sidewalks: As Required per the Subdivision Ordinance

Hike and Bike Trails: Not Required

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2013-11-108)

Utility Impact Fees: Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Applicable

Pro-Rata: As Determined by the City Engineer

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation