



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Fangio Revocable Trust, for Approval of a Preliminary-Final Replat for Lots 4R1 and 4R2, Block A, of the Power House Business Park Addition, Being Less than 1 Acre, Located Approximately 200 Feet South of Power House Street and on the West Side of Mercury Circle

MEETING DATE: January 15, 2013

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed preliminary-final replat with the following conditions:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist, attached.
 2. The applicant receive approval of a variance to Section 142-105 of the Subdivision Ordinance waiving the requirement to extend a public water line to proposed Lot 4R1 of the subject property.

Prior to filing the plat for record:

3. The applicant revise the plat to modify the title block, purpose statement, and "review purposes only" note to reference a preliminary-final replat.
4. The applicant revise the plat to provide the filing information for existing Lot 4.

ITEM SUMMARY:

- The applicant is proposing to subdivide less than one acre of land into two lots, located approximately 200 feet south of Power House Street and on the west side of Mercury Circle.
- The subject property is currently platted as one lot which has two existing buildings on it. The applicant is proposing to subdivide the lot into two lots, each

with one building, in order to sell one of the buildings. In order to achieve this, the applicant is required to provide each lot with access to public utilities, or gain approval by City Council via a variance to the Subdivision Ordinance to not provide access to public utilities. Both of the buildings will have access to a public sewer line, however the applicant is proposing not to extend a public water line to the western building. Instead, the applicant is proposing to utilize the existing private 2" water line alongside the northern property line, within a private water line easement, in order to serve the western lot with public water.

- Typically, preliminary-final replats are considered by the Planning and Zoning Commission. This preliminary-final replat has bypassed the Planning and Zoning Commission and is being considered by the City Council instead because the applicant has requested a variance to a requirement of the Subdivision Ordinance. Per the Subdivision Ordinance, only the City Council can grant a variance.

BACKGROUND INFORMATION:

- See attached Staff Report

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- The proposed preliminary-final replat has not been considered by another board or commission.