

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Brandon Opiela, Planning Manager

**FROM:** Eleana Galicia, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for Lots 8R1, 9, 10, and 11, Block B, of the Custer Crossing Addition, Located on the East Side of Lakota Trail and at the Terminus of Synergy Drive

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

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed preliminary-final replat with the following conditions, 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 Plat/Replat Approval Checklist, attached.
2. The applicant revise the plat to add the following notation on the second page of the plat "All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the Subdivision Ordinance."

**APPLICATION SUBMITTAL DATE:** April 13, 2015 (Original Application)  
April 27, 2015 (Revised Submittal)  
May 7, 2015 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide one existing lot (approximately 2.01 acres) into four lots for medical office uses.

**PLATTING STATUS:** The subject property is currently platted as Lot 8R, Block B, of the Custer Crossing Addition.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“PD” – Planned Development District Ordinance No. 2003-02-015 and “REC” Regional Employment Overlay District (Retail Uses)	Undeveloped Land
North	“PD” – Planned Development District Ordinance No. 2003-02-015 and “REC” Regional Employment Overlay District (Retail Uses)	SB Cleaners
South	“AG” – Agricultural District and “REC” Regional Employment Overlay District (Agricultural Uses)	Storybook Ranch
East	“PD” – Planned Development District Ordinance No. 2003-02-015 and “REC” Regional Employment Overlay District (Office Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-02-015 and “REC” Regional Employment Overlay District (Office Uses)	Custer Crossing Office Park and Undeveloped Land

**ACCESS/CIRCULATION:**

Adjacent Streets: Lakota Trail, 50 Right-of-Way, Collector

Synergy Drive, 50’ Right-of-Way, Collector

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

**PUBLIC IMPROVEMENTS:**

Sidewalks: Required along Lakota Trail and Synergy Drive

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: Not Applicable (Ordinance No. 2013-11-108) **(Waived per Stonebridge Development Agreement)**

Utility Impact Fees: Not Applicable (Ordinance No. 2013-11-109 and Ordinance No. 2013-12-118) **(Waived per Stonebridge Development Agreement)**

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not 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 Replat Approval Checklist
- Location Map and Aerial Exhibit
- Letter of Intent
- Proposed Preliminary-Final Replat
- PowerPoint Presentation