



**18-0125CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 1-13, Block A, of 380 Town Centre Addition, Located on the Southeast Corner of U.S. Highway 380 (East University Drive) and Hardin Boulevard

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** February 26, 2019

**DEPARTMENT:** Planning

**CONTACT:** Kaitlin Gibbon, Planner I  
Samantha Pickett, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPROVAL PROCESS:** The Planning and Zoning Commission is the final approval authority for the proposed conveyance plat.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed conveyance plat with the following condition, which must be satisfied prior to filing the plat for record:

1. The applicant receive approval of the flood study, subject to review by the Engineering Department.

**APPLICATION SUBMITTAL DATE:** March 28, 2018 (Original Application)  
May 22, 2018 (Revised Submittal)  
August 10, 2018 (Revised Submittal)  
December 7, 2018 (Revised Submittal)  
February 6, 2019 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 42.07 acres into 13 lots, Lot 1 (approximately 2.80 acres), Lot 2 (approximately 1.48 acres), Lot 3 (approximately 1.72 acres), Lot 4 (approximately 7.69 acres), Lot 5 (approximately

13.40 acres), Lot 6 (approximately 1.03 acres), Lot 7 (approximately 1.10 acres), Lot 8 (approximately 1.04 acres), Lot 9 (approximately 1.28 acres), Lot 10 (approximately 4.19 acres), Lot 11 (approximately 1.47 acres), Lot 12 (approximately 1.58 acres) and Lot 13 (approximately 2.84 acres).

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

**PLATTING STATUS:** The subject property is currently unplatted. A record/minor plat(s) of the subject property must be approved prior to the commencement of any development activity on the subject property.

#### **ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	"PD" - Planned Development District Ordinance No. 2018-09-070 and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Undeveloped Land
North	"C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	Costco, Costco Gas, and Undeveloped Land
South	"PD" - Planned Development District Ordinance No. 93-04-05 (Office and Manufacturing Uses)	Undeveloped Land
East	"PD" - Planned Development District Ordinance No. 1281 (Office and Light Manufacturing Uses)	Raytheon Company
West	"C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District (Commercial Uses)	380 Commons at Headington Heights Addition

#### **ACCESS/CIRCULATION:**

Adjacent Streets: U.S. Highway 380 (University Drive), Variable Width Right-of-Way, Major Regional Highway Hardin Boulevard, 120' Right-of-Way, Greenway Arterial

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

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)