



**19-0198CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 12R and 13R, Block B, of Wilson Creek Crossing Addition, Located Approximately 1,000 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive

**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:** November 12, 2019

**DEPARTMENT:** Development Services - Planning Department

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

**APPLICATION SUBMITTAL DATE:** October 28, 2019 (Original Application)

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed conveyance plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Checklist be satisfied prior to issuing final plat approval.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance.

**ITEM SUMMARY:** The applicant is proposing to subdivide approximately 1.7 acres into 2 lots for commercial uses.

The approval of the 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.

Because Conveyance Plats are not for development purposes, a standard conditions checklist is not required.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed conveyance plat.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

[Conditions of Approval Checklist](#)