



20-0125CVP

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1, 2, and 3, Block A of the MC22DE Addition, Located at the Southwest Corner of Van Tuij Parkway and Meyer Road

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: October 6, 2020

DEPARTMENT: Development Services, Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Danielle R. Mathews, AICP, Planner II

APPLICATION SUBMITTAL DATE: September 9, 2020 (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 Summary be satisfied prior to issuing final approval and/or filing of the plat for record.

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 proposes to subdivide 24.572 acres into three lots: Lot 1 (approximately 4.341 acres), Lot 2 (approximately 13.160 acres), and Lot 3 (approximately 7.070 acres). The applicant has not specified the intent for the lots but the governing zoning district allows for a mixture of non-residential 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 received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

[Conditions of Approval](#)