



**21-0024CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of the Summit Park Addition, Located on the Southwest Corner of U.S. Highway 75 and Valley Creek Trail

**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:** April 6, 2021

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jennifer Arnold, AICP, Director of Planning  
Caitlyn Strickland, Planning Manager

**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 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 for plat approval.

**ITEM SUMMARY:** The applicant is proposing to subdivide 1 existing lot into 2 lots for 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.

**APPLICATION SUBMITTAL DATE:** March 8, 2021 (Original Application)

**APPROVAL PROCESS:** City Council is the final approval authority for the proposed plat.

**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](#)

[Letter of Intent](#)

[Conveyance Plat](#)

[Conditions of Approval Summary](#)