



TITLE: Consider/Discuss/Act on the Request by Cross Engineering Consultants, Inc., on Behalf of Heritage Christian Church, for Approval of a Minor Plat for Lot 1, Block A, of the Heritage Christian Church Addition, Being Less than 1 Acre, Located on the Northwest Corner of Greenville Road and Airport Drive

MEETING DATE: June 4, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Samantha Gleinser, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed minor plat with the following conditions:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Minor Plat Approval Checklist, attached.
 2. The applicant receive approval of a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to dedicate 30' of right-of-way and construct the associated roadway along the north side of the property.
 3. The applicant receive approval of a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to improve/reconstruct Greenville Road.
 4. The applicant receive approval of a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct the sidewalks along Greenville Road and Airport Drive.

ITEM SUMMARY:

- The applicant is proposing to plat the subject property as one lot in order to construct a church on the subject property. An associated site plan (13-084SP) for the proposed church is currently being reviewed by Staff.
- Under the requirements of the Subdivision Ordinance, the applicant will be

required to construct all necessary public improvements prior to filing the associated plat such as dedicating right-of-way and constructing a segment of roadway within the right-of-way to the north of the property, as well as improving Greenville Road and providing sidewalks along Greenville Road and Airport Drive. The applicant has requested a variance waiving the requirement to provide these improvements.

- Minor plats are typically Staff approval; however, the variances requested can only be approved by City Council. The City Council has the authority to grant variances as outlined in the Subdivision Ordinance such as when there are special circumstances or conditions affect the property in question, enforcement would deprive the applicant of substantial property right, or that the variance, if granted, will not be detrimental to the public welfare. Pecuniary interests standing alone shall not be justification for granting a variance.

BACKGROUND INFORMATION:

- See attached Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- The proposed minor plat has not been considered by another board or commission.