



**22-0079CVP**

**TITLE:** Consider/Discuss/Act on a Conveyance Plat for Lots 2R, 3, and 4 Block A of the Trinity Falls Planning Unit 7 Commercial Addition, Located on the Northwest Corner of Olympic Crossing and Trinity Falls Parkway

**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:** June 14, 2022

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Kaitlin Sheffield, Planner II  
Caitlyn Strickland, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPLICATION SUBMITTAL DATE:** May 16, 2022 (Original Application)

**STAFF RECOMMENDATION:** 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 is proposing to subdivide approximately 8.1 acres into 3 lots, Lot 2R (approximately 6.59), Lot 3 (approximately 1.5), and Lot 4 (approximately 2.2), generally 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.

**APPROVAL PROCESS:** The Planning and Zoning Commission will be the final approval authority for the proposed conveyance 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 and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

[Conditions of Approval Summary](#)