



Cover Memorandum/Staff Report

File #: 18-651

Agenda Date: 3/12/2019

Item #: 6.B.

TO: Mayor and Commissioners
FROM: Timothy R. Stillings, Development Services Director
THROUGH: Chief Neal de Jesus, Interim City Manager
DATE: March 12, 2019

FINAL PLAT FOR 912 PALM TRAIL, LOCATED ON THE WEST SIDE OF PALM TRAIL

Recommended Action:

Move approval of the Final Plat for 912 Palm Trail by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the criteria set forth in Section 2.4.5(J), Major Subdivision of the Land Development Regulations.

Background:

The final plat is for a 0.953 acre parcel located on the west side of Palm Trail. The site contains Lots 8, 9, 10, and 11, FIRST ADDITION KENMONT SUBDIVISION, and is zoned Multiple Family Residential (RM) and has a Future Land Use Map designation (FLUM) of Medium Density Residential (MD). The existing property consists of two multi-family buildings with 13 units.

At its meeting of April 12, 2017, the Site Plan Review and Appearance Board approved a Class V Site Plan, Landscape Plan, and Architectural Plan to construct two fee simple town home buildings with five units each.

The plat includes a 5-foot-wide general utility easement around the entire property. A drainage easement that varies in dimension from 5 feet to 10 feet is provided as well. The alley on the north side of the site was granted a reduction of 2.5 feet, by the Development Services Management Group (DSMG) at its meeting on February 9, 2017. Also at this DSMG meeting, a reduction of the ultimate right-of-way from 60 feet to the existing 50 feet was approved. A 5-foot wide sidewalk is proposed along McKee, Palm Trail, and Witherspoon Lane.

The plat meets all technical requirements. Pursuant to LDR Section 3.1.1, prior to approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information in the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. As shown in the attached Planning and Zoning Board staff report, positive findings can be made with respect to the Future Land Use Map, Consistency, Concurrency, Consistency with the Comprehensive Plan and Compliance with the Land Development Regulations.

The Planning and Zoning Board reviewed the Plat at its meeting of September 17, 2018 and recommended approval 6-0.

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City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

The plat approval is required prior to issuance of a building permit.