



## Legislation Text

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File #: 17-686, Version: 1

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**TO:** Mayor and Commissioners  
**FROM:** Tim Stillings, Planning, Zoning & Building Department  
**THROUGH:** Chief Neal de Jesus, Interim City Manager  
**DATE:** September 7, 2017

### WALLACE FORD (AUTONATION) FINAL SUBDIVISION PLAT

#### **Recommended Action:**

Motion to Approve the Final Subdivision Plat for **Wallace Ford Replat**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(K) (Minor Subdivisions), Section 3.2.3 (Standards for Site Plan and/or Plat Actions) and Section 3.1.1 (Required Findings for Land Use and Land Development Applications), and Section 2.4.5(K)(5) of the Land Development Regulations.

#### **Background:**

The subject property (Property) consists of Tract "A" of the Wallace Ford subdivision and consists of 10.51 acres. The subject property is located on the northwest corner of Linton Boulevard and Wallace Drive and is zoned Automotive Commercial (AC). The Property consists of an existing automobile dealership (Wallace Ford) that was constructed in 1985, and annexed into the City in 1988 via Ordinance No. 10-88.

At its meeting of February 22, 2017, the Site Plan Review and Appearance Board (SPRAB) approved a Class V site plan (Site Plan) subject to the condition that a recorded plat be submitted prior to issuance of a building permit. The Site Plan approval consists of the construction of a new 105,400 square foot full service automobile dealership. The plat consideration is a result of this Site Plan approval. A positive finding can be made pursuant to LDR Section 2.4.5(K)(5), that the final plat is consistent with the findings that were made upon approval of the Site Plan. It is also noted that the applicant will need to submit a recorded deed for the dedication of right-of-way for Linton Boulevard prior to issuance of a building permit.

#### **City Attorney Review:**

Approved as to form and legal sufficiency.

#### **Finance Department Review:**

N/A

#### **Funding Source:**

N/A

**Timing of Request:**

The plat must be recorded prior to issuance of a building permit.