



## Legislation Text

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File #: 18-394, Version: 1

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**TO:** Mayor and Commissioners  
**FROM:** Timothy Stillings, Planning, Zoning and Building  
**THROUGH:** Mark R. Lauzier, City Manager  
**DATE:** July 17, 2018

FINAL SUBDIVISION PLAT FOR 1125 WALLACE DRIVE.

### **Recommended Action:**

Motion to approve and certify the Final Plat for 1125 Wallace Drive, 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 the criteria set forth in Land Development Regulations (LDR) Section 2.4.5(J), Major Subdivisions, LDR Section 3.2.3, Standards for Site Plan and/or Plat Actions, and LDR Section 3.1.1, Required Findings for Land Use and Land Development Applications.

### **Background:**

The site is located within the Wallace Drive Overlay District associated with the Wallace Drive Industrial Area Redevelopment Plan. The approved redevelopment of the site consists of the construction of a two-story climate controlled self-storage building, a one-story self-storage building, a 6 space outdoor vehicle storage area, and associated site improvements consisting of parking, landscaping, and lighting.

The site consists of 10 individual parcels totaling 2.421 acres zoned Light Industrial (LI) and is vacant with the exception of one vacant single family residence constructed in 1947. The platting of the subject properties requires a 10 foot wide right of way dedication along Wallace Drive and along SW 10th Street, which results in a single 2.27 acre parcel (Parcel A). The complete review of the plat is provided in the attached Planning and Zoning Board Staff Report.

City staff has reviewed the plat and determined that all technical comments have been satisfied. Pursuant to LDR Section 2.4.5(J)(1), Major Subdivision (platting), Rule: the major subdivision process shall involve both the Planning and Zoning Board and the City Commission. The Planning and Zoning Board approved the preliminary plat and recommended certification of the final plat at its February 27, 2017 meeting. The City Commission shall be the final authority in the subdivision review process.

### **City Attorney Review:**

N/A

### **Funding Source/Financial Impact:**

N/A

### **Timing of Request:**

The building permit is on hold pending recordation of the plat.