



Legislation Text

File #: 20-057, Version: 1

TO: Mayor and Commissioners
FROM: Anthea Gianniotis, Development Services Director
THROUGH: George Gretsas, City Manager
DATE: March 3, 2020

FINAL PLAT FOR 912 PALM TRAIL.

Recommended Action:

Review and consider Final Plat for 912 Palm Trail.

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 Land Use Map designation (LUM) 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 buildings with five fee simple town home 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 northside 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 Lanes.

Pursuant to LDR 2.4.5(J)(3)(b) A Final Plat must be considered by the Planning and Zoning Board for the purpose of certifying that the final plat is in compliance with the approved preliminary plat and meets all technical requirements and certain findings with respect to the Future Land Use Map, Consistency, Concurrency, Consistency with the Comprehensive Plan and Compliance with the Land Development Regulations, which is part of the official record. The Planning and Zoning Board reviewed the Plat at its meeting of September 17, 2018 and recommended approval (6-0).

City Attorney Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

A building permit cannot be issued until the plat is recorded.