



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 15, 2016

SUBJECT: FP 2016-06 Consideration of a request from Michael Monk for a Final Plat of Lot 10, Block 1, Mollie B. Collins Addition on 0.321 acres located at 6901 Smithfield Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Michael Monk is requesting approval of a Final Plat of Lot 10, Block 1, Mollie B. Collins Addition. This 13,972-square foot one-lot subdivision is located at the northwest corner of Smithfield Road and Odell Street. The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create a single lot and construct a single-family house on the property. The lot is 110 feet wide, approximately 115 feet deep, and 12,629.84 square feet in area. The plat also includes a right-of-way dedication of 1,342.94 square feet for Smithfield Road.

The surrounding properties are developed with single-family residences. Non-residential uses are located south of the site on the west side of Smithfield Road.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Smithfield Road and Odell Street. Smithfield Road is classified as a C4U Major Collector roadway. A C4U roadway is a four-lane, undivided street with an ultimate right-of-way width of 68 feet. The plat includes a right-of-way dedication of approximately 11 feet (1,342.94 square feet) for Smithfield Road. Sufficient right-of-way exists for Odell Street, which is classified as an R2U Residential roadway.

Sidewalks will be constructed along the Smithfield Road and Odell Street frontages, including a pedestrian ramp at the street corner. Driveways will be prohibited by the plat from accessing Smithfield Road.



CURRENT ZONING: The property is currently zoned AG Agricultural. This proposed plat has an associated zoning change request to R-2 Single Family Residential on the September 15, 2016, meeting agenda.

SURROUNDING ZONING | LAND USE:

North: R-2 Single-Family Residential | Low Density Residential

West: R-3 Single-Family Residential | Low Density Residential

South: R-1 Single-Family Residential | Low Density Residential

East: R-3 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted.

RECOMMENDATION:

Approve FP 2016-06.