



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 20, 2016

SUBJECT: FP 2016-05 Consideration of a request from Guy and Karen Shaver for a Final Plat of Lot 2, Block 6, Hewitt Addition on 1.874 acres located at 6732 Meadow Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Guy and Karen Shaver are requesting approval of a Final Plat of Lot 2, Block 6, Hewitt Addition. This 1.874-acre one-lot subdivision is located on the east side of Meadow Road across from the intersection of North Forty Road. The proposed final plat is consistent with the preliminary plat and 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 will be 142 feet wide, 609 feet deep, and 81,630 square feet in area. The preliminary plat for this property is a related item on the October 20, 2016 agenda.

The surrounding properties are developed with single-family residences, with a mix of large estate lots and traditional single-family lots.

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 Meadow Road and North Forty Road. Meadow Road is classified as a C4U Major Collector roadway, which 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 5,119 square feet for Meadow Road.

The property has 14 feet of frontage on North Forty Road at the east property line, which is the rear of the lot. The road is a dead end street at this location. Right-of-way dedication is not required for North Forty Road.



CURRENT ZONING: R-1-S Special Single Family. The final plat is consistent with the R-1-S zoning standards.

SURROUNDING ZONING | LAND USE:

North: R-1-S Special Single Family and R-2 Single Family Residential | Low Density Residential
East: R-2 Single-Family Residential | Low Density Residential
South: R-1-S Special Single Family | Low Density Residential
West: R-1-S Special Single Family | Low Density Residential

ROUGH PROPORTIONALITY DETERMINATION: The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria. A more detailed Rough Proportionality Determination is provided within the memorandum for the preliminary plat on the same agenda.

PLAT STATUS: The property is currently unplatted. The preliminary plat for this property is a related item on the October 20, 2016, agenda.

RECOMMENDATION:

Approve FP 2016-05.