



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** April 6, 2017

SUBJECT: FP 2016-16 Consideration of a request from Spry Surveyors for a Final Plat of Lots 4 and 5, Block 13, Meadowview Estates Addition on 0.9652 acres located at 8501 Rumfield Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Made Jaya and Widyanto Kencono, Spry Surveyors is requesting approval of a Final Plat of Lots 4 and 5, Block 13, Meadowview Estates Addition. This 0.9652-acre two-lot subdivision is located on the north side of Rumfield Road and west of Northfield Drive. The proposed final plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The owner proposes to create two single-family residential lots. Proposed Lot 4, which is on the northern portion of the property, has frontage and access from Chuck Drive. This lot is intended for the construction of a new single-family residence. Proposed Lot 5, which is on the southern portion of the property, has frontage and access on Rumfield Road and has an existing residence. The surrounding properties are developed with single-family residences, with a mix of large estate lots and traditional single-family lots.

The property is zoned R-1 Single-Family Residential, and the lots satisfy the R-1 district standards. The table below summarizes the lot standards.

R-1 STANDARD	LOT 4 (Chuck Drive)	LOT 5 (Rumfield Road)
Lot size: 13,000 SF	21,797 SF	20,246 SF
Lot width: 85 feet	175 feet	124 feet
Lot depth: 120 feet	124 feet	163 feet
Street frontage: 50 feet	50 feet	124 feet
Front building line: 25 feet	25 feet	25 feet



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 Rumfield Road and Chuck Drive. Rumfield Road is classified as a C2U Minor Collector roadway, which is a two-lane undivided street with an existing right-of-way width of 60 feet at this location. Chuck Drive is classified as an R2U Residential roadway, which is a two-lane undivided street with an ultimate right-of-way of 50 feet. Sufficient right-of-way exists for both streets and additional dedication is not required on the plat.

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

SURROUNDING ZONING | LAND USE:

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

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

South: R-1 and R-2 Single-Family Residential | Low Density Residential and Public/Semi-Public

West: R-1-S Special Single-Family | Low Density Residential

PLAT STATUS: The property is currently unplatted.

RECOMMENDATION:

Approve FP 2016-16.