

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** August 28, 2017

**SUBJECT:** FP 2017-05 Consideration of a request from Stone Creek Real Estate Partners, LLC, for a final plat of Amundson Addition, Block A, Lots 3-6, on 6.91 acres located at 8500 Cardinal Lane.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Stone Creek Real Estate Partners, LLC, is requesting approval of a final plat of Amundson Addition, Block A, Lots 3-6. This 6.91-acre subdivision is located at the northeast corner of Mid-Cities Boulevard and Amundson Road. The final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The final plat for Amundson Addition includes four non-residential lots fronting on Mid-Cities Boulevard. The property is zoned NR-PD Non-Residential Planned Development, which allows for the property to be developed as an assisted living center, memory care center, single-family residential cottages, and offices.

The assisted living center and associated uses will be constructed on Lot 3, which is 5.112 acres in size. The remaining three lots are proposed for office development in the future and range in size from 20,998 square feet to 29,285 square feet.

Driveway access to the property is from Mid-Cities Boulevard and Amundson Road. There are not any driveways proposed on Cardinal Lane. Numerous easements will be dedicated to accommodate water, sanitary sewer, drainage, and other utilities necessary to develop the property. Cross-access for vehicle traffic is provided between this property and the property to the east.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

**THOROUGHFARE PLAN:** The development has frontage on Mid-Cities Boulevard, Amundson Road, and Cardinal Lane. Right-of-way dedication is not required as sufficient right-of-way exists for each roadway. A summary of the thoroughfare plan standards for each roadway is shown in the table below.



ROADWAY	DESIGNATION	ROW WIDTH	LANES	DIVIDED
Mid-Cities Boulevard	P6D Principal Arterial	Variable	6	Yes
Amundson Road	C4U Major Collector	68 ft	4	No
Cardinal Lane	R2U Residential	50 ft	2	No

**CURRENT ZONING:** The property is currently zoned Non-Residential Planned Development (NR-PD). The zoning was approved by City Council on April 24, 2017. This district allows for the development of an assisted living center, memory care center, single-family residential cottages, and office buildings on the site.

**SURROUNDING ZONING | LAND USE:**

**North:** R-1 and R-2 Single-Family | Low Density Residential  
**West:** AG Agricultural | Retail  
**South:** TC Town Center | Town Center  
**East:** C-1 Commercial | Retail

**PLAT STATUS:** The property is currently unplatted. A preliminary plat for this property is a related item on the August 17, 2017, agenda.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the August 17, 2017, meeting and voted 4-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2017-05.