



Legislation Text

File #: 18-951, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance approving the Preliminary/Final Plat of Subdivision for the Napleton Subdivision located at 220 Brookshire Court, PZC 18-1-080

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Submitted for City Council review.

BACKGROUND:

The property, 220 Brookshire, is located west of Ogden Avenue, just north of Quincy Avenue, and is zoned I (Industrial District). The property is approximately 25 acres and is currently improved with a warehouse building and associated parking lot. Per Section 7-2-2:5 (Subdivision Plat Procedures) a preliminary or final subdivision plat may be sent directly to the City Council, provided that no variances which require a public hearing before the Planning and Zoning Commission, are being requested in conjunction with the subdivision plat. The subject plat requires no variances; therefore, it is being sent directly to City Council for review and approval.

DISCUSSION:

The petitioner, Rick Brandstatter, requests approval of a preliminary/final subdivision plat in order to subdivide the property into 2 lots. The subdivision will allow for reuse of the existing building on lot 1 and allow for new development on lot 2 (note: development plans have not yet been submitted for lot 2 but will be reviewed by staff for technical compliance with code requirements once submitted).

Preliminary/Final Plat of Subdivision and OAA

The petitioner requests approval of the Preliminary/Final Plat of Subdivision for Napleton Subdivision, in order to subdivide the subject property into 2 lots that are 20.5 acres (Lot 1) and 4.3 acres (Lot 2) in size. The proposed lots are in compliance with the Industrial district lot size minimum of ½ acre and the minimum lot width of 100'. Staff finds that the proposed Preliminary/Final Plat of Subdivision for Napleton Subdivision meets all other technical requirements for approval.

Key Takeaways

- The petitioner requests approval of a preliminary/final plat of subdivision to create a new buildable lot.
- Staff recommends approval of the proposed subdivision.

FISCAL IMPACT:

N/A