

City Council Agenda Memo

From: Ryan Miller, City Planner

Council Meeting: August 24, 2021

Subject: Revised Preliminary Plat for Lots 25-27D in Block 3; Lots 1-7B in Block 6; and Lots 1A-3C in Block 7; All in Arbor Hill Addition

Person(s) Responsible: Mike Struck, Community Development Director

Summary:

CD Properties has submitted a revised preliminary plat for a portion of Arbor Hill addition. The revised preliminary plat proposes to split lots located within Blocks 3, 6, and 7 of the approved Arbor Hill Addition plat from 2017 for the purpose of building single-family zero-foot side yard dwellings.

Background:

The Preliminary Plat of Arbor Hill Addition was approved by the Planning Commission in June 2017 and by the City Council in July 2017. A revised Preliminary Plat has now been submitted, which proposes to add 14 lots by way of splitting lots formerly intended for single-family dwellings into lots now intended for multiple single-family zero-foot side yard dwellings.

Item Details:

The plat includes:

Block 3 – Seven lots for one 3-unit zero-foot side yard dwelling and one 4-unit zero-foot side yard dwelling. Formerly consisted of three single-family lots. The block is zoned R-3 and all lots meet zoning and subdivision standards.

Block 6 – Thirteen lots for six 2-unit zero-foot side yard dwellings and one commercial lot. Formerly consisted of eight single-family lots. The block is zoned R-3 and all lots meet zoning and subdivision standards. A rezoning request may be needed for Lot 1.

Block 7 – Nine lots for three 3-unit zero-foot side yard dwellings. Formerly consisted of four single-family lots. The block is zoned R-3 and all lots meet zoning and subdivision standards.

In total, the revised preliminary plat adds 14 additional lots from the original preliminary plat. The increase will allow the development to add more density in the form of additional single-family zero-feet side yard units. The additional density is still within the

suggested density for the Medium Density Residential land use described in the Future Land Use Plan. Density in the Medium Density Residential land use category is suggested between four and twelve units per acre. This development proposes 4.29 units per acre.

No changes to the street layout or other major changes are included in the revised preliminary plat; however, Section 51-34 requires a revised preliminary plat anytime additional lots are added to an approved preliminary plat.

Revisions to Block 5 were initially presented along with the revised preliminary plat, however, those revisions were removed from the revised plat after the August 3 Planning Commission meeting. A separate revised plat for Block 5 will now be presented to the Planning Commission on September 7.

Legal Consideration:

None

Strategic Plan Consideration:

Economic Growth – The revised preliminary plat will provide residential growth opportunities.

Financial Consideration:

None.

Options and Recommendation:

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move to a study session
5. Do nothing

The Development Review Team and staff recommend approval. The Planning Commission voted 5-0 recommending approval of the revised preliminary plat.

Supporting Documentation:

Legal Notice

Planning Commission Minutes

Revised Preliminary Plat

Approved Preliminary Plat

Aerial Map

Zoning Map