



## Legislation Text

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**File #:** PC 20-007, **Version:** 1

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Final Plat of Fox Run Addition; Tract 1C; Tract 1D; Lot 7A, Block 1; Lot 9A, Block 2; and Fox Run Trail, Christie Springs Circle, and Wedgewood Circle Rights-of-Way; all in the Fox Run Addition

### **Summary:**

The applicants are seeking Final Plat approval of street rights-of-way and replatting of two single-family residential lots, two large tracts of land, and the remainder of the Fox Run Addition.

### **Background:**

The property is located south of 20<sup>th</sup> Street South and west of Main Avenue South. The preliminary plat was approved by the City Council on June 12, 2018. A portion of Fox Run Trail has already been platted at the intersection of East Bluebell Drive. The properties were final platted in 2019 with a 25 foot drainage easement running along the west property line. The drainage easement consists of a concrete channel running north to south and approximately centered within the easement. The replat proposes to move the property line east to approximately the center of the concrete channel for ease of maintenance. The future lots west of the channel will be enlarged by approximately adding nine (9) feet to the lot depth. The replat is being proposed for ease of maintenance as the concrete channel current disects the property and would require lawn maintenance to access the west side of the channel from 20<sup>th</sup> Street South or an access easement from adjacent properties. The replat shifts the west lot lines east by approximately nine (9) feet to avoid access issues for maintenance.

The final plat includes the platting of Fox Run Trail from the intersection of East Bluebell Drive north to 20<sup>th</sup> Street South as well as two cul-de-sacs west of Fox Run Trail. The rights-of-way widths, cul-de-sac radi and lengths are compliant with the Subdivision Ordinance.

### **Findings of Fact:**

1. The Final Plat is in substantial compliance with the approved Preliminary Plat.
2. The requirements of the Subdivision Regulations and Zoning Ordinance are met.

### **Staff Recommendation:**

Staff recommends approval of the Final Plat contingent on the following:

1. The Final Plat shall show all necessary drainage & utility easements prior to recording.

### **Attachments:**

Notice

Final Plat

Approved Preliminary Plat