

## Planning Commission Agenda Item for July 2, 2013

Case Number 13.016SFP: Final Plat – Minor Subdivision Plat for Skyline – Westover,  
Filing No. 1

Applicant/Owner: McDonald's Corporation

Agent: Frank Zwolinski, P.L.S, Independent Consultant

### Summary:

The applicant is seeking Final Plat approval to subdivide a parcel of property into two (2) lots for the purpose of future development.

### Background:

The 2.58 acre property is located at the intersection of Skyline Drive and Westover Road on the northeast side. The property was recently annexed into the City limits and is zoned C-1, General Commercial District. The parcel was originally established by a Record of Survey for the Newton Trusts in 1992. The access will be from Westover Road and the property is currently vacant with construction starting on the proposed Lot 1. McDonald's Corporation recently purchased the proposed Lot 1 and has been granted approval from the City to construct a new McDonald's Restaurant. The City has not received any information on new development for the proposed Lot 2.

The subdivision is for ownership purposes only and the required infrastructure will be installed at the time of development. The plat shows all the necessary easements to cover existing infrastructure and will vacate an unnecessary easement. The subdivision is exempt from parkland requirements as it is zoned commercial.

### Planning Requirements:

1. The mylar for the Westover – Skyline Annexation shall be submitted and recorded, prior to the subdivision plat being recorded. Both the Annexation Plat and Subdivision Plat shall be recorded prior to the issuance of a Certificate of Occupancy for McDonald's.
2. An updated Title Report shall be submitted prior to recording the Final Plat.
3. All improvements shall be the responsibility of the developer at the time of development.
4. The City shall review and approve all proposed development prior to any building/zoning permits being issued.
5. Appropriate corporate documentation for McDonald's Corporation showing the name and title of the person authorized to sign on behalf of McDonald's shall be submitted prior to recording the Final Plat.

Staff Recommendation:

Staff recommends approval of the Minor Subdivision Plat for Skyline – Westover, Filing No. 1, subject to all Planning requirements.

*This case is tentatively scheduled for review by City Council on July 15, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 13.016SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Staci Beecher

ePlans: 13-509