

Planning Commission Agenda Item for July 18, 2013

Case Number 13.018CSP: County Final Plat- Resubdivision of Lots 2 & 3, Donkey Creek Subdivision

Applicant/Owner: Raymond & Cynthia Saunders
Sam & Lisa Saunders

Agent: Doyle Land Surveying

Location: South of the intersection of West 4-J Road and Donkey Creek Drive

Summary:

The property owners are proposing a City/County Final Plat to adjust a lot line between two (2) platted lots in the Donkey Creek Subdivision. The property is located within one (1) mile of the existing City limits which triggers a Joint City/County subdivision review process.

Background:

The existing lots are zoned A-L, Agricultural District, but are currently being proposed as R-S, Residential Suburban District in Campbell County. The proposed Lot 2A is already developed with a single family home and the proposed Lot 3A is vacant. The owners would like to shift the interior lot line to the south so the detached structure shown on the plat will fall within the boundaries of the proposed Lot 2A. This subdivision is being completed for ownership purposes only and no new services are being requested at this time.

The proposed Lot 2A is currently 2.57 acres in size and is proposed as 3.065 acres, while the proposed Lot 3A is 2.5 acres in size and is proposed as 1.991 acres. The proposed subdivision is already served by City water through a previous Annexation Agreement. The lots are also served with City sanitary sewer. Revised Annexation Agreements will be drafted by City staff for each proposed lot and signed by the property owners.

Planning Requirements:

1. Revised Annexation Agreements covering all existing City services shall be signed by the property owners of each respective lot and recorded with Final Plat.
2. The plat shall show a 20 Foot Private Sewer Line Easement prior to recording the plat for the sewer line crossing the lot lines. Also, a 20 Foot Water Line Easement shall be shown on the plat to cover the waterline that crosses the northeast portion of Lot 2A.

3. The plat shall be revised to reflect a joint City/County format with signatures for both entities.
4. The lot acreages shall be verified by the agent prior to recording the plat.
5. The applicant shall meet and adhere to all Campbell County planning considerations.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lots 2 & 3, Donkey Creek Subdivision, subject to all Planning Requirements.

This case is tentatively scheduled for action by motion at the City Council Meeting on August 5, 2013 at 7:00 p.m. in the City Council Chambers.

Save: 13.018CSP Case Sheet

Attachments: Vicinity & Aerial Map, Plat Map

Case Manager: Staci Beecher

ePlans: N/A