

Planning Commission Agenda Item for June 10, 2014

Case Number 14.032SFP: Final Plat – Resubdivision of Lots 1A and 1B and a Vacated 60’ Right-of-Way, Sunburst Subdivision No. 4

Applicant/Owner: John Frederick Persian and Jenean Kay Persian Revocable Trust, Jenean Kay Persian, Trustee

Agent: PCA Engineering, Inc.

Summary:

The applicant is seeking Final Plat approval for two (2) lots in Sunburst Subdivision No. 4.

Background:

The vacation of a right-of-way adjacent west of the existing Lots 1A and 1B is currently being processed and a Utility Easement will be designated on the vacated area. A condition of the right-of-way vacation will be that the owner be required to incorporate the vacated area into the adjacent lots. This is the purpose of this plat request. The proposed Lot 1C is 3.90 acres and proposed Lot 1D is 4.96 acres, both lots are zoned C-1. Access to the lots will be from South Douglas Highway.

Planning Requirements:

1. If a Permit to Construct or additional easements are required it shall be a part of the approval of a site specific plan on Lots 1C and 1D.
2. This plat will be recorded after the right-of-way vacation has been recorded and after the recording of the Final Plat for the Resubdivision of Lot 2C and a Vacated 60’ right-of-way, Sunburst Subdivision No. 4.

Staff Recommendation:

Staff recommends approval of the Final Plat for the Resubdivision of Lots 1A and 1B and a Vacated 60’ right-of-way, Sunburst Subdivision No. 4, subject to all planning requirements.

*This case is scheduled for review by City Council on June 17, 2014 at 7:00 p.m. in the City Council Chambers.*

Save: 14.032SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Management: Larry Manning