

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



July 18, 2013

RP13-13: proposed Replat of Shirewood #1 Subdivision, Lot 4 in the Cedar Creek Subdivision – Phase 2, and a portion of Bryan Hospital Tract

SIZE AND LOCATION: 8.238 acres of land adjoining the north side of Kent Street between Broadmoor Drive and Memorial Drive and the east side of Memorial Drive between Kent Street and East 29th Street.

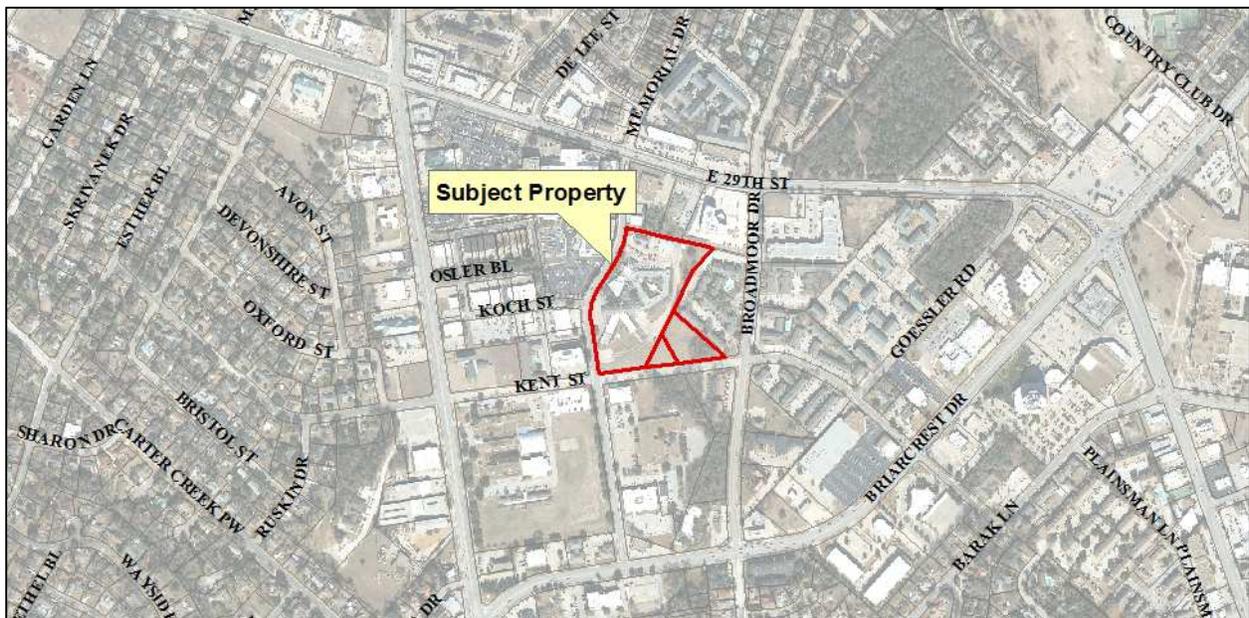
EXISTING LAND USE: Nursing home and vacant land

ZONING: Office District (C-1) and Multiple-Family District (MF)

APPLICANT(S): Lawrence J. Haskins – Sherwood General Partnership

AGENT: Kerr Surveying L.L.C.

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND AND RECOMMENDATION:

The applicant is proposing to reconfigure three tracts totaling 8.238 acres into two new lots, proposed Lots 1R and 2 in Block 1 of Sherwood #1 Subdivision. The subject properties are currently zoned a combination of Office District (C-1) and Multiple-Family District (MF). The two new lots are proposed to be 3.95 acres and 4.29 acres in size, respectively. The purpose of this replat is to accommodate the proposed redevelopment of a portion of the existing Sherwood Healthcare facility. No new public infrastructure is required in conjunction with this proposed replat.

The applicants have requested the formal release of three public drainage easements that transect a portion of this property near the intersection of Memorial Drive and Kent Street. That request (case no. ER13-01) is also scheduled for consideration by the Planning and Zoning Commission during its meeting on July 18, 2013.

With the release of these drainage easements, the proposed replat will conform to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to City Council's approval of Easement Release case no. ER13-01**. The Council is tentatively scheduled to consider that request during its regular meeting on August 13, 2013.