

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



November 10, 2016

**RP16-36: proposed Replat of Lots 5-R and 6-R, in Block 7 of the
Highland Park Addition – First Installment**

SIZE AND LOCATION: 0.287 acres of land adjoining the southwest side of Aspen Street between Woodson Drive and Clay Street, and currently addressed as 3908 Aspen Street

EXISTING LAND USE: single-family home

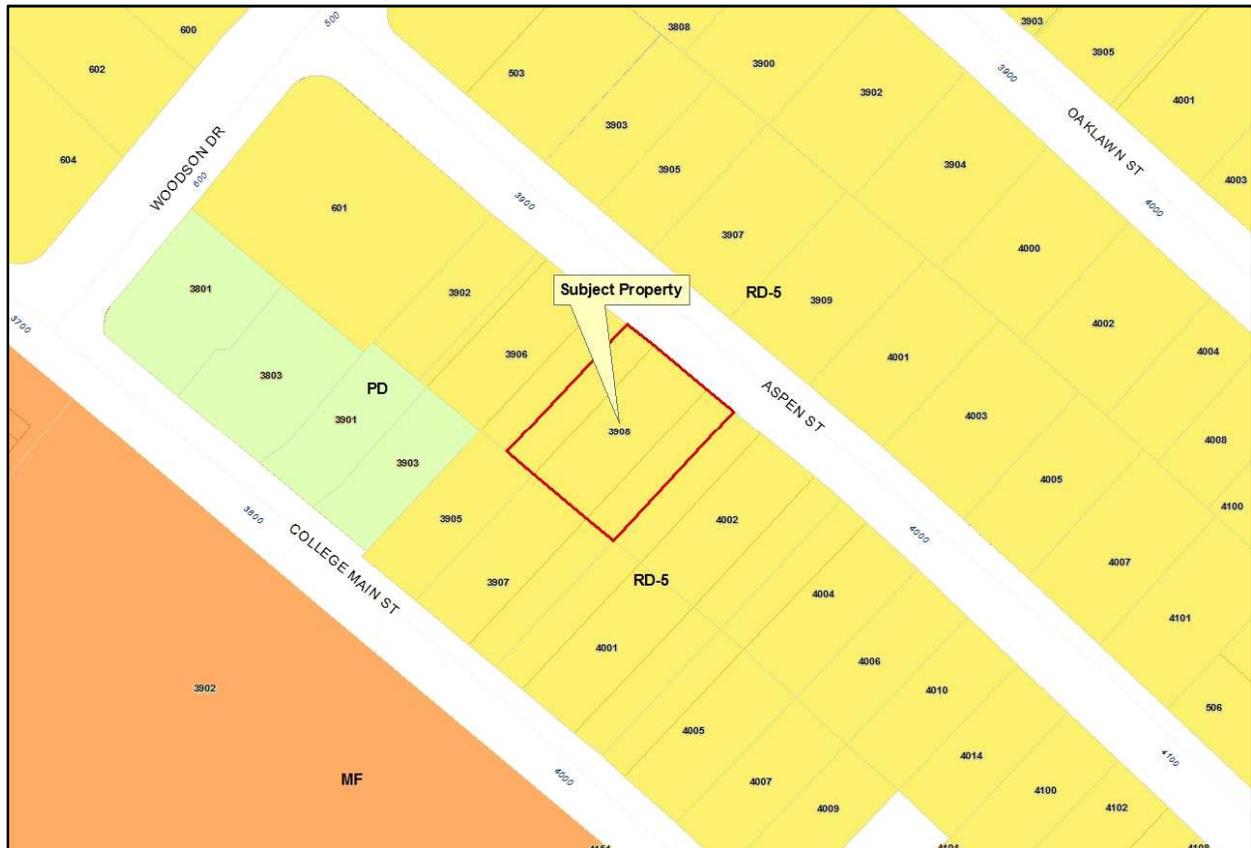
ZONING: Residential District – 5000 (RD-5)

PROPERTY OWNER: Niacam Real Estate Holdings, Ltd.

APPLICANT: Donald Keith Sewell

AGENT: McClure & Browne Engineering / Surveying, Inc.

STAFF CONTACT: Stephanie Doland, Staff Planner



Aerial (2015):



BACKGROUND:

In 1954, the Highland Park Addition was platted creating 56 Lots for the development of single-family homes. The Highland Park Addition – Installment 1 and 2 were developed with single-family homes throughout the 1950's and 1960's.

The applicant, Donald Keith Sewell, is proposing to replat Lot 5 and 25' of Lot 6, totaling 0.287 acres, into two new lots, proposed Lots 5-R and 6-R. The newly-created lots meet the minimum lot standards for properties zoned Residential District – 5,000 (RD-5) and are proposed for development with new single-family homes. The site is serviced by an existing 2-inch public water line and an existing 6-inch public sanitary sewer line both located along Aspen Street.

Payment of parkland dedication and development fees for one new lot (\$520.00) will be due prior to recording of this plat. Additionally, in lieu of constructing a 5-foot wide sidewalk along Aspen Street at this time, the applicant will pay \$3,000 into the City's sidewalk fund for the construction sidewalks in this district in the future, as provided for in the Subdivision Ordinance.

RECOMMENDATION:

The proposed replat meets all applicable standards and ordinances of the Land and Site Development Ordinance. The Site Development Review Committee and staff recommend **approving** this proposed replat.