

PROPOSED SUBDIVISION:

The subject property is comprised of 9.081 acres of vacant land currently zoned Industrial District (I). The property is currently in the process of being considered for a rezoning to Residential District – 5,000 (RD-5). The Planning and Zoning Commission recommended approval of that request (case no. RZ16-04) during its regular meeting on April 14, 2016. The case is currently pending City Council consideration.

This final plat proposes the creation of 3 new lots (Lot 1A, Lot 4, and Lot 5) which are intended for development with new single-family homes. The plat also proposes the dedication of two 5-foot wide segments of public street right-of-way for Cunningham Lane, as well as a 6.5-foot wide portion of right-of-way along West 28th Street.

Public utility service to the new lots is provided by an existing 6-inch water line and 6-inch sewer line located along West 28th Street, and an existing 6-inch water line and 6-inch sewer line located along Cunningham Lane.

Currently, both Cunningham Lane and W. 28th Street do not have curb and gutters. Per subdivision regulations, new sidewalks along these adjoining streets are therefore not required to be constructed in conjunction with this proposed subdivision.

Parkland dedication and development fees totaling \$1,560 are due before this proposed final plat may be recorded.

RECOMMENDATION:

With City Council's approval of the requested rezoning to RD-5 District, this proposed final plat will comply with all applicable codes and ordinances. The Site Development Review Committee and staff therefore recommend **approving** this proposed final plat, **subject to City Council's approval of RD-5 District zoning for the subject property, as it has been requested with Rezoning case no. RZ16-04.**