

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



June 16, 2016

RP16-19: Proposed Replat of Lots 4 and 5 and part of Lot 3 and part of an abandoned alley in Block 9A of the Highland Park Addition – Second Installment

SIZE AND LOCATION: 0.454 acres of land adjoining the northeast side of Oaklawn Street between Foch and Clay Streets and currently addressed as 4307 and 4309 Oaklawn Street

EXISTING LAND USE: two single-family homes

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Kyle Grant / Fairview Acquisitions and C. W. & Elizabeth Henry

AGENT: McClure & Browne Engineering / Surveying, Inc.

STAFF CONTACT: Matthew Hilgemeier, AICP, 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 – Phase 2 was developed with single family homes throughout 1955.

The applicants, Kyle Grant with Fairview Acquisitions along with C. W. & Elizabeth Henry, are proposing to replat Lots 4 and 5 and part of Lot 3 along with a portion of an alley which was previously abandoned in 2002 (Ord.1379), from 2 lots into 3 new lots. Each of the newly-created lots meet the minimum lot standards for properties zoned Residential District – 5,000 (RD-5) and are proposed for development with a new single-family homes. The site is serviced by an existing 6-inch public water line located along Oaklawn Street and an existing 6-inch public sewer line located in a 25-foot wide public utility easement extends along the northeast side (rear) of the property.

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 Oaklawn Street at this time, the applicants will pay \$3,432.38 into the City's sidewalk fund for the construction sidewalks in this district in the future.

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.