

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



September 1, 2016

**RP16-24: proposed Replat of Lots 5, 10 and 30 feet of Lots 4 and 9 in Block 4 of the Highland Park
Subdivision – Phase 1**

SIZE AND LOCATION: 0.459 acres of land located at the intersection of Clay Street and College Main Street

EXISTING LAND USE: two single-family homes

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Jeff Mazzolini on behalf of RockPad, LLC

AGENT: J4 Engineering

STAFF CONTACT: Stephanie Doland, Staff Planner



Aerial (2015):



BACKGROUND:

In 1936, the Highland Park Addition was platted creating 73 Lots for the development of single-family homes. The Highland Park Addition – Phase 1 was developed with single family homes throughout the mid 1900's.

The applicants, RockPad LLC, are proposing to replat Lots 5 and 10 and 30' of Lots 4 and 9 from 2 lots into 10 new lots. The subject property is zoned Planned Development – Housing District (PD-H) for the development of townhomes. Each of the newly-created lots meets the minimum lot standards established by the PD-H District ordinance for this property. The site is serviced by an existing 8-inch public sewer line and the applicant intends to extend a 6-inch public water line along Clay Street, to service the proposed townhomes. Additionally, the applicant intends to dedicate a public utility easement and a private access easement along the rear property line for possible future underground electric service and shared parking.

Payment of parkland dedication and development fees for eight new lots (\$4,160.00) will be due prior to recording of this plat. Additionally, the applicant proposes to develop sidewalks along the front of the property adjacent to Clay Street and the front of the proposed townhomes.

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.