

MEETING DATE: March 9, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Atlas Ridge

CASE NUMBER/REQUEST: Case 21-320-01 – Final Plat – Atlas Ridge

APPLICANT/OWNER: Dan Wilson, Wilson Homes and Construction

PROPERTY ADDRESS / LOCATION: 412 - 426 E. Sea Avenue

SURROUNDING ZONING / LAND USE:

North: R-12 (Two Family Residential); Woodlawn Cemetery

S/E/W: R-12; Single family homes

FURTHER ACTION:

If approved by the Planning Commission this final plat will be heard by the City Council at its April 5th meeting. The City Council customarily reads all Final Plats as emergency items to expedite the development process.

RECOMMENDATION

Staff recommends **APPROVAL** of this Final Plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Wilson Homes and Construction (Wilson) requests Final Plat approval of Atlas Ridge, on the northwest corner of E. Sea Avenue and S. Hocker Street.

Current Zoning: R-6 (Single Family Residential)

Current Use: Vacant property

Acreage: 0.95 acres +/-

BACKGROUND & HISTORY:

The City had owned this 0.95-acre vacant tract adjoining the Woodlawn Cemetery on the northwest corner of E. Sea Avenue and S. Hocker Street for many years. In March 2018, the City issued a Request for Proposals (RFP) so the land could be developed for single-family homes and help stabilize the existing single-family neighborhood. Wilson was the successful applicant being the eventual winner of the proposal. Later that year the City rezoned the property from R-12 (Two Family Residential) to R-6 to ensure that only single-family homes would be constructed on the lots.

When originally platted in 1887 as part of the Central Court subdivision, the property consisted of seven, 50-foot-wide lots. This replat will increase the width for each of the lots to 68 feet, to follow current lot standards, and be more suitable for today's house sizes.

ANALYSIS

Public Improvements/Utilities/Streets:

As this is a replat of an older subdivision in a completely developed part of the city, all utilities and streets have been installed and are operational; no streets or utility locations are affected by this replat. The owner of each lot shall be responsible for constructing and maintaining a drainage swale in the private drainage easement as shown on the plat. The lot owner must submit a drainage swale design to be reviewed and approved by the City in conjunction with the building permit for the house on that lot. The swale will conduct stormwater east to the drainage ditch on the west side of S. Hocker Street.

Historic and Archeological Sites: There are no apparent historic/archeological issues with this property.

EXHIBITS

1. Final Plat