



Legislation Text

File #: 19-0060, **Version:** 1

Cantrell Division - Final Plat

SUMMARY: The developer, James Cantrell, is proposing a single lot division. This proposed lot does not front on a public ROW; therefore they are requesting a variance. They are proposing an ingress/egress easement to cross the remainder property for permanent access to the proposed lot. Upon review of the plat, staff noticed that all three of the existing "town house structures" were serviced from a single water meter. The proposed lot will cut off two of the "town house structures" and leave one on the remainder. Since it against City ordinance to have a water meter services two different lots with two different owners, staff met with the design engineer for the developer and came up with a solution. The water is to be severed from the existing meter for building number 3 and will only service buildings 1 and 2. A 10 foot utility easement is granted for the service line to Tract 1. Should they ever desire to have water at building 3, it would have to be connected by an alternate meter. This could be from an existing meter located on the remainder property or by the installation of a new meter.

STAFF RECOMMENDATION: Staff recommends approval of the Plat and Variance as shown.

NECESSARY PLANNING COMMISSION ACTION: Approve the plat and variance.