



Legislation Text

File #: 18-447, Version: 1

TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
George Burton, Planner

DATE: November 15, 2018

DEPARTMENT: Community Development

AGENDA TITLE:

Adoption of Resolution Number 2018-29; Approval of Replat Modifying the Lot Lines and Public Utility/Public Access Easement on Ritz Carlton Area B- Located at 7000 E. Lincoln Drive.

Town Value(s):

- Primarily one-acre, residential community
- Limited government
- Creating a sense of community
- Partnerships with existing schools and resorts to enhance recreational opportunities
- Improving aesthetics/creating a brand
- Preserving natural open space

The proposed development is for single-family residential as part of a resort community. The Community Character and Housing section of the Town's General plan states:

CC&H 3.2.1.2 Other Housing Types. The Town shall consider less than one acre per residence housing only on Special Use Permit resort properties and to serve the Town's existing resident population, including single-owner resort housing.

RECOMMENDATION:

Adopt Resolution 2018-29.

REQUEST:

The applicant is requesting a replat of Parcel B to adjust several lot lines and modify an existing public utility and public access easement.

BACKGROUND:

History and Scope of Request

Ritz-Carlton Parcel B is comprised of sixty-six single family residential lots and a private roadway

tract. The applicant is proposing to: 1) modify the Lot lines on lots 18 and 19 as well as 21 and 22 and Tract N, and 2) abandon the existing public utility easement/public access easement on Lots 18-22 and 3) dedicate a new public utility easement/public access easement on Lots 18-22.

The request is to round the tract boundary in front of Lots 18 and 19 as well as 21 and 22. The new plat illustrates the location and boundaries of the existing and proposed lot lines and the public utility/access easement. The modified lots are compliant with the Special Use Permit requirements, in which each lot shall maintain a minimum size of 10,000 square feet (with the smallest lot size at 16,841 square feet - of the five modified lots).

The public utility easement/public access easement is also being modified to reflect the changes in the lot lines. As a result, the public utility/access easement on Lots 18 - 22 will be abandoned and replaced with a new public utility/access easement that mirrors the modified lot lines.

Since easements are a permanent interest in land, only the Town Council can approve the abandonment or modification of such permanent interests. As a result, Resolution 2018-29 will authorize the modification of the public utility/access easement (abandoning the existing public utility/access easement and replacing it with a new public utility/access easement) and the modified lot lines.

ATTACHMENT(S):

1. Application
2. Vicinity Map & Aerial Photo
3. Resolution 2018-29
4. Narrative
5. Replat of Parcel B