



Legislation Text

File #: 18-417, 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 1, 2018

DEPARTMENT: Community Development

AGENDA TITLE:

Adoption of Resolution Number 2018-26; Replat to Modify the Lot Lines and Drainage Easement on Ritz Carlton Area C- 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 2018-26

REQUEST:

The applicant is requesting a replat of Parcel C to adjust several lot lines and modify existing drainage easements.

BACKGROUND:

History and Scope of Request

Ritz-Carlton Parcel C is comprised of thirty-nine single family residential lots. The applicant is proposing to modify the lot lines on twenty-six lots as well as abandon the existing drainage

easements on lots 8 and 31 and dedicate new drainage easements on lots 9 and 30.

The new plat illustrates the location and boundaries of the existing and proposed lot lines and drainage easements. The modified lots are compliant with the Special Use Permit requirements, in which each lot shall maintain a minimum size of 12,000 square feet and an average lot size of 14,191 square feet (with the smallest lot size at 12,008 square feet and the average lot size of 15,895 square feet).

The review of the site grading and drainage plan identified that the existing drainage easements would need to be re-located due to the lot line adjustments. As a result, the existing drainage easements on Lots 8 and 31 will be abandoned and replaced with new drainage easements on Lots 9 and 30. The proposed drainage easements meet the Town Code and Storm Drainage Design Manual requirements.

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 2018-26 will authorize the modification of the drainage easements (abandoning the existing drainage easements and replacing them with a new drainage easements) and the modified lot lines.

ATTACHMENT(S):

1. Application
2. Vicinity Map & Aerial Photo
3. Resolution 2018-26
4. Replat of Parcel C