

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-29-2013 – Stonebridge Commerce Park Subdivision

SYNOPSIS:

Applicant: Brandt Bird
Proposal: Final Plat Approval
Location: 4100 West Links Drive
Lots: 4
Acres: 8.5

BACKGROUND:

Brandt Bird, representing Mountain Oasis Holding Ltd., is requesting final plat approval for the Stonebridge Commerce Park Subdivision. An earlier version of the Stonebridge Commerce Park Subdivision was approved by the City Council in January 2014. The subdivision plat however, has not been recorded. The original subdivision consisted of 2 lots on 8.5 acres. After re-evaluating the project site, a determination has been made to add two additional lots. The subject property is presently vacant and is located north of Links Drive and east of Commerce Center Drive.

The subdivision is being requested to divide the existing property into 4 lots. It is expected that the future uses here will be light manufacturing and office. Access will be gained from Links Drive and from Commerce Center Drive.

Internal access will be accomplished by cross access easements. Although the subdivision plat will denote these easement locations, the developer will need to record documents that set forth the conditions upon which these easements will be used. Both Commerce Center Drive and Links Drive are dedicated streets and therefore are maintained by the City.

The subdivision does contain a flag lot. Lot 4 is designed as a flag lot, but just for water and sewer purposes. It is not anticipated that the stem to the flag lot will be used for access. Access will be provided between the buildings on Commerce Center Drive and Links Drive.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager