

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

ISSUE:

S-19-2015 – Lake Park Place Subdivision

SYNOPSIS:

Applicant: Suburban Land Reserve Inc.
Proposal: Final Plat
Location: 4041 West Parkway Boulevard
Lots: 2
Acres: 23
Zoning: M & BRP

BACKGROUND:

Terry Roylance, representing Suburban Land Reserve Inc., has filed a minor subdivision titled Lake Park Place. The subject property is located on the southeast corner of Parkway Boulevard and Lake Park Boulevard. The property is zoned M and BRP.

ISSUES:

The proposed subdivision is being submitted to divide the existing 23 acre parcel into 2 lots. Currently, the subject property is vacant. The proposed application will divide the existing parcel by establishing a new property line running north/south. Lot 1 will be approximately 12.7 acres while lot 2 will be approximately 10 acres in size.

Access to the property will be gained from Lake Park Boulevard and from Parkway Boulevard. While Parkway Boulevard has a full access, Lake Park Boulevard would be relegated to a right in and right out access. The property owner has requested that the City evaluate a full access on Lake Park Boulevard. This would necessitate the removal and modification to a portion of the existing median.

The City Public Works Department has evaluated the request and will grant this access. However, the property owner will need to continue to work with the Public Works Department regarding the plan and profiles of such a design.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager