



## STAFF MEMORANDUM

**DATE:** March 27, 2023

**TO:** Planning Commission

**FROM:** Sheldon Howa, Planner II

**MEETING:** Planning Commission Work Meeting – April 5, 2023

**SUBJECT:** Discussion regarding access to an undeveloped lot adjacent proposed Rameriz Subdivision (City File No. S2022-067)

---

### **RECOMMENDATION:**

Provide direction to staff regarding access to an undeveloped lot directly adjacent to the proposed development of the Rameriz Subdivision.

### **ISSUE BEFORE COMMISSION:**

Does the proposed access (see Attachment – B) provide the necessary access to comply with ordinance 10-28-13?

#### **10-28-13: Arrangement of Streets**

The arrangement of streets in new subdivisions shall provide for the continuation of the existing streets in adjoining areas and shall provide access to unsubdivided adjoining areas insofar as such continuation or access is necessary as reasonably determined by the Planning Commission. New streets shall connect with existing public streets. (Ord. 2017-54, 12-13-2017)

### **BACKGROUND & SUMMARY:**

On November 3, 2022, the applicant submitted a request for consideration and approval of a one (1) lot single-family residential subdivision located at 14820 S Majestic Oaks Lane. During the Planning Commission's discussion of the request, a concern that the existing access easement, which is in favor of an adjacent property owner, may not be sufficient to provide adequate access, which could result in "land-locking" the adjacent property. In addition, other concerns regarding the proposed utility depths concerning future road development and grading of the proposed drive access from the County owned and maintained public right-of-way (Majestic Oaks Lane).

Based on these findings, the Commission voted 6-0 to continue this item and asked staff to work with the applicant to address their concerns.

The applicant has since continued to work with staff to address these issues and has submitted several revisions of the civil drawings for staff review. Upon review of these revisions, staff has found additional concerns related to the site's topography and the access easement's validity, which may impact access to the adjacent parcel.

To expedite the preliminary review process and reduce engineering costs associated with requiring multiple revisions, staff wishes to review this issue with the Commission and determine a suitable course of action based on applicable City Codes and adopted Engineering Standards.

### **DISCUSSION:**

Planning staff has prepared the following discussion item. However, the Commission is encouraged to identify additional issues or approaches.

1. Is either of the proposed conceptual roads adequate to access the adjacent property?

### **ALTERNATIVES:**

Action from the Planning Commission may include the following:

1. **Direct** staff to prepare and present the item for review and consideration during the April 19, 2023, Planning Commission meeting.
2. **Direct** staff to prepare and present, with recommendations of the Commission, the item for review and consideration during the April 19, 2023, Planning Commission meeting.
3. **Continue** the item to a future work meeting (with or without a certain date)
  - a. Specify the reason or reasons for continuing the item, and identify any additional information needed to make a decision.

### **ATTACHMENTS:**

- A. Vicinity Map
- B. Conceptual Road Access
- C. Recorded Plats
- D. File No. S2022-067