Town of Arlington
Planning Commission Meeting

October 15, 2018
6:30 P.M.
Planning Commission Meeting
Monday, October 15, 2018
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the September 17, 2018 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Minor Subdivision for Town of Arlington Property – SW corner of Airline and Memphis-Arlington Road.

   B. Other as Properly Presented

VII. Adjourn
DATE: October 15, 2017  

STAFF: Angela Reeder, AICP, Town Planner  
       Steve Hill, P.E., Town Engineer  

SUBJECT: Final Plat  

APPLICANT: Town of Arlington  

DESIGN PROF./CONSULTANT: Arc Surveying & Mapping; Representative: Jeremy Loudenbeck  

SITE LOCATION: Southwest corner of Airline Road and Memphis-Arlington Rd  

SITE ACREAGE: 4.39 Acres  

ZONING: SC: Shopping Center district  

LOTS PROPOSED: Three (3)  

PROPOSAL: The Town is requesting Planning Commission approval of a plat to subdivide a lot at the corner of Airline and Memphis-Arlington. The site is 4.39 acres in size and in the Shopping Center zone. The lot was the previous site of the Town’s Public Works building, which has since been moved farther down Memphis-Arlington. The land has been for sale for a few years and the Town has recently accepted offers from two interested parties on the site.

In summary, the proposal would take what is currently one lot and divide it into three (3), two fronting Airline Rd and one fronting Memphis-Arlington. Two easements exist along the west property line for drainage and sewer purposes, and an existing ingress/egress easement exists on Airline. Those will all remain and a new easement is proposed along the east side of Lot 1C to provide all three lots access to Memphis-Arlington. This supports our goal to reduce curb cuts and increase cross access.

ANALYSIS: The proposed lots are consistent with Code requirements for a SC zoned lot; it meets minimum lot size, has dimensions sufficient to allow development, and has sufficient vehicular and utility access. No public improvements are required and no addition right-of-way dedication is required, as both roadways are at their ultimate planned width.
RECOMMENDATION:
Staff recommends approval of the requested plat, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, dated October 10, 2018, meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request up to two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if it has not been recorded within this time period.