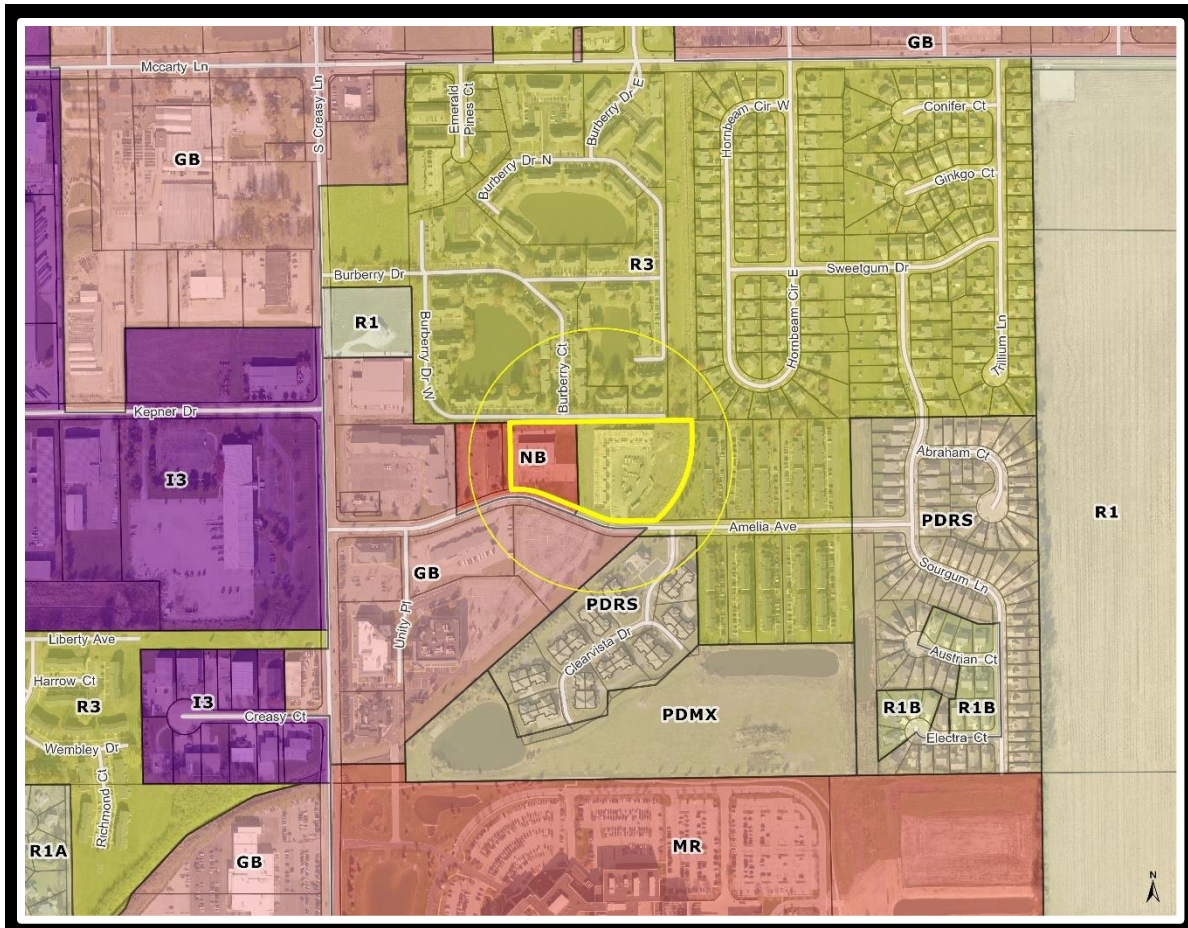

S-4247
SWAN HOLDINGS SUBDIVISION, PHASE 2
(Belated Primary Approval Extension Request)

STAFF REPORT
August 11, 2022



S-4247
SWAN HOLDINGS SUBDIVISION, PHASE 2
Primary Approval Extension Request

Staff Report
August 11, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

The subdivider (Amelia Apartments, LLC by manager David Hood - represented by Josh Nixon of Schneider Geomatics), is seeking approval of a 2-year belated primary approval extension. The original conditional primary approval was granted on July 20, 2011 for a 2-lot subdivision on 4.89 acres, located on the north side of Amelia Avenue, east of Creasy Lane in Lafayette, Fairfield 35 (NE) 23-4.

STAFF COMMENTS

This was a two-lot minor subdivision replat of the original Swan Holdings Subdivision Lot 2. Lot 2B, the NB-zoned lot, was final platted in August of 2011 which left Lot 2A, (zoned R3) a 3.31 acre lot with conditional primary approval that has since expired. No final plat was ever recorded for Lot 2A. Construction is already underway on an apartment building on site.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2011 that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-4247.)

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.