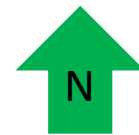


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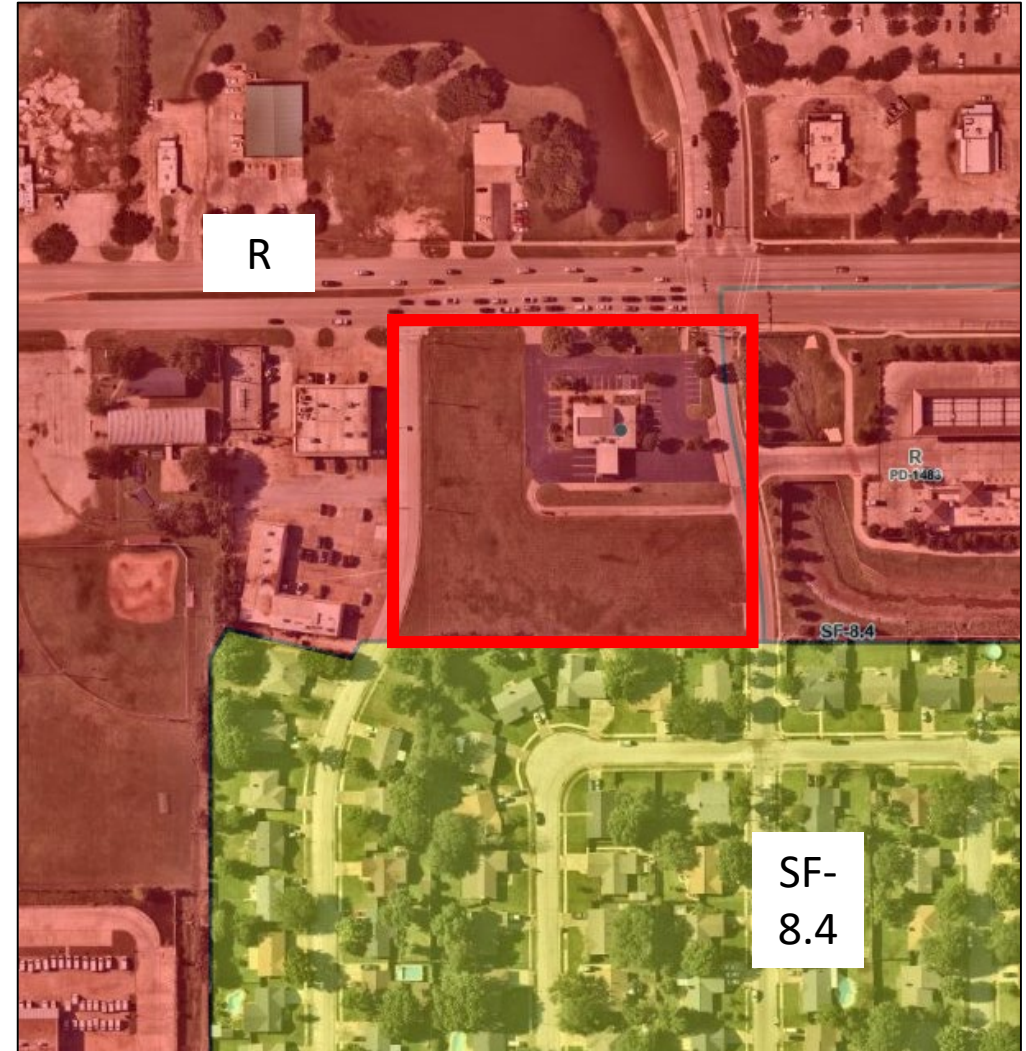
PUBLIC HEARING: Consider a resolution approving a final plat with a variance, being a replat of Lot 1, Block 1 Allied Bank Addition and Tract A, Block 2, Indian Meadows Section 1, approximately 3.34 acres, on the south side of Keller Parkway, at the intersection of Keller Parkway and Anita Avenue, zoned Retail (R), and addressed 600 and 640 Keller Parkway, and 113 Navajo Drive. Office Equity Solutions, Applicant. Bank of the Ozarks; TOC Keller, Owners. (P-24-0014)

Item H-2 Aerial Map



Zoned:
Retail

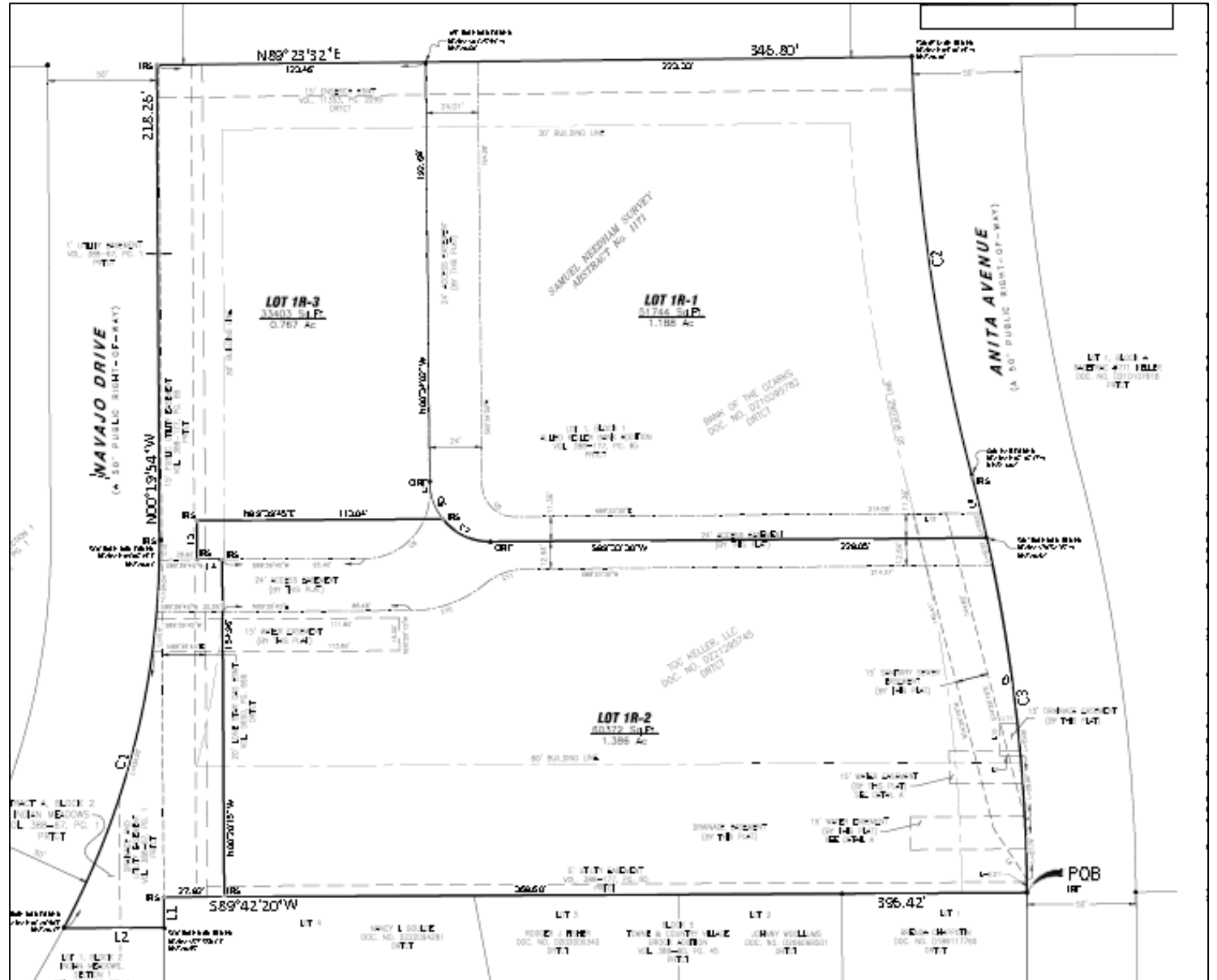
Item H-2 Zoning Map



Item H-2

Background:

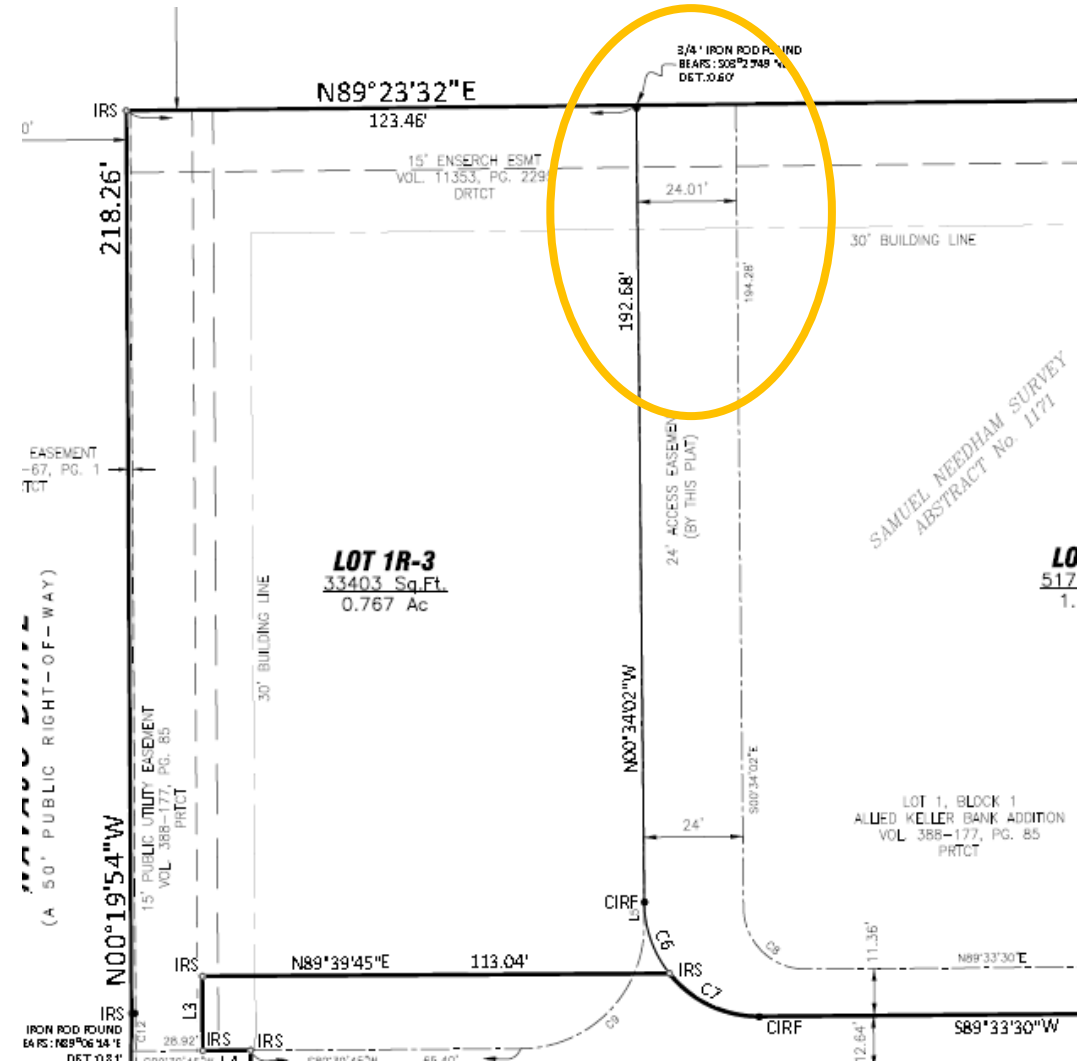
The current plat for this property is one large lot. The proposed plat shows the lot being subdivided into three lots for new development.



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Background:

- Bank of the Ozarks will remain at 600 Keller Pkwy. Staff has reviewed and approved a Site Plan and is currently reviewing Civil Plans for the two newly-created lots.
- Lot 1R-3 does not meet the Keller Unified Development Code requirements for Retail zoning lot width, which is 150' minimum. The request is a variance allowing the lot width to be 123.46' in lieu of 150' due to Bank of the Ozarks' desire to retain ownership of the shared drive.
- Other lot dimension requirements have been met.



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Current Zoning: MEETS

Retail – Minimum Lot Size 33,000sf

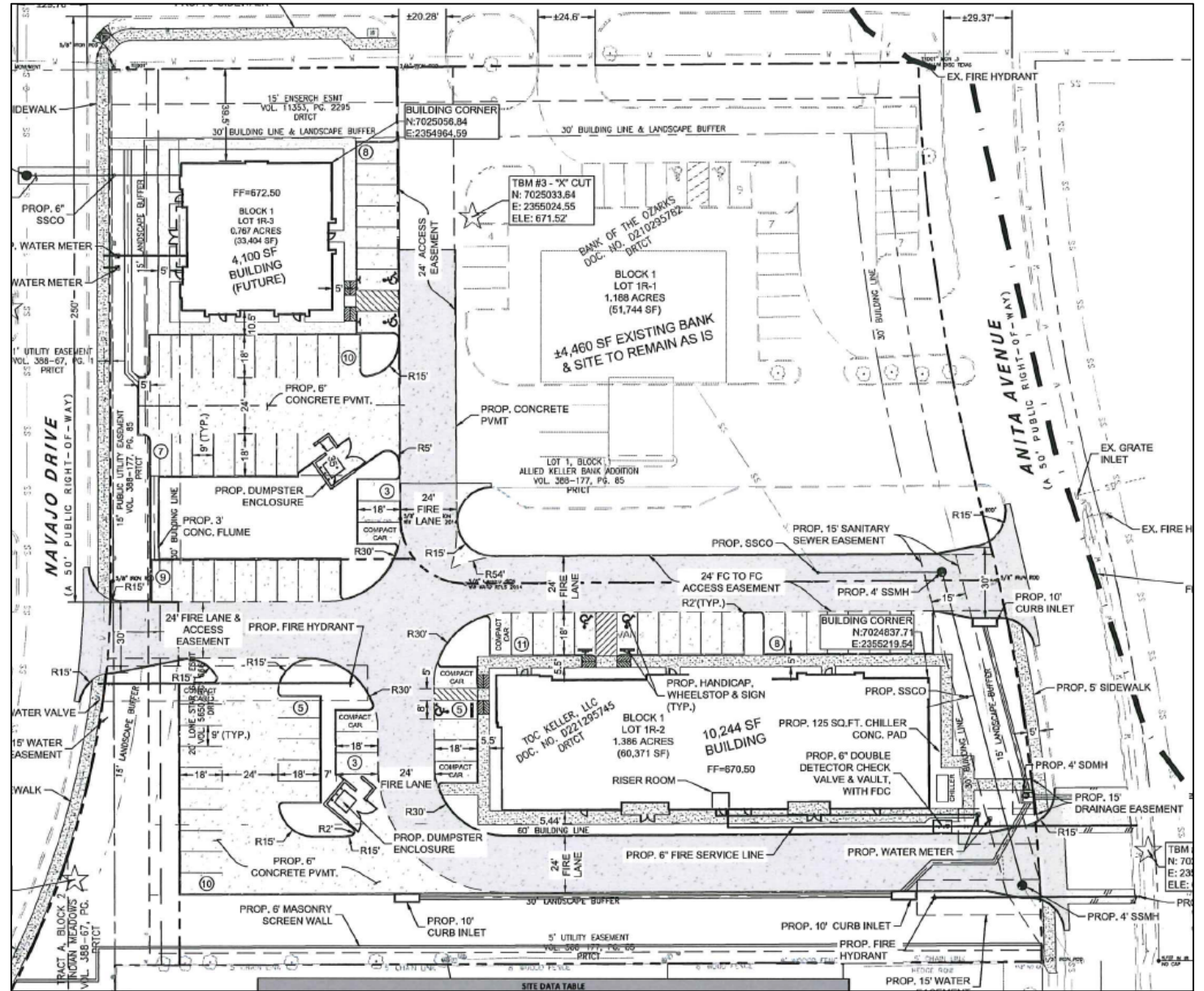


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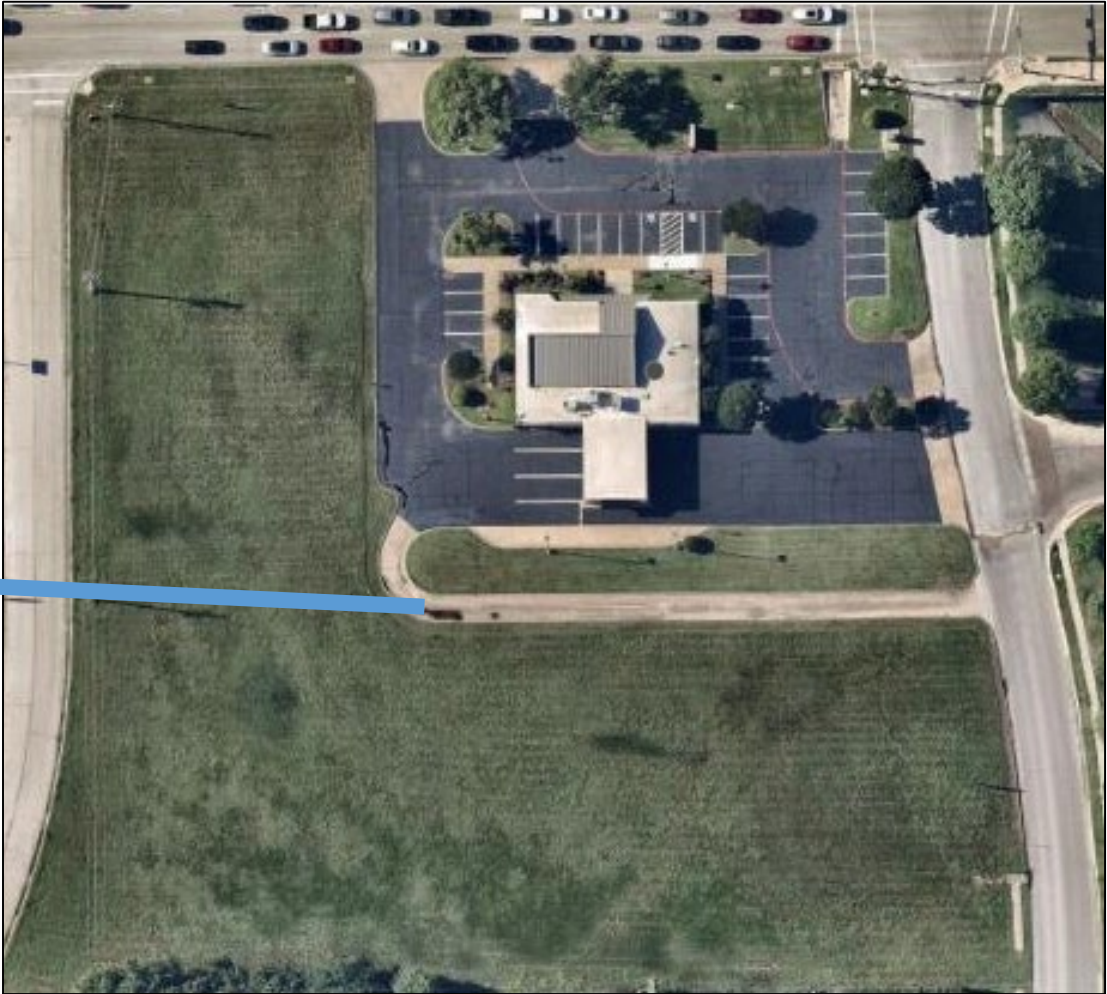
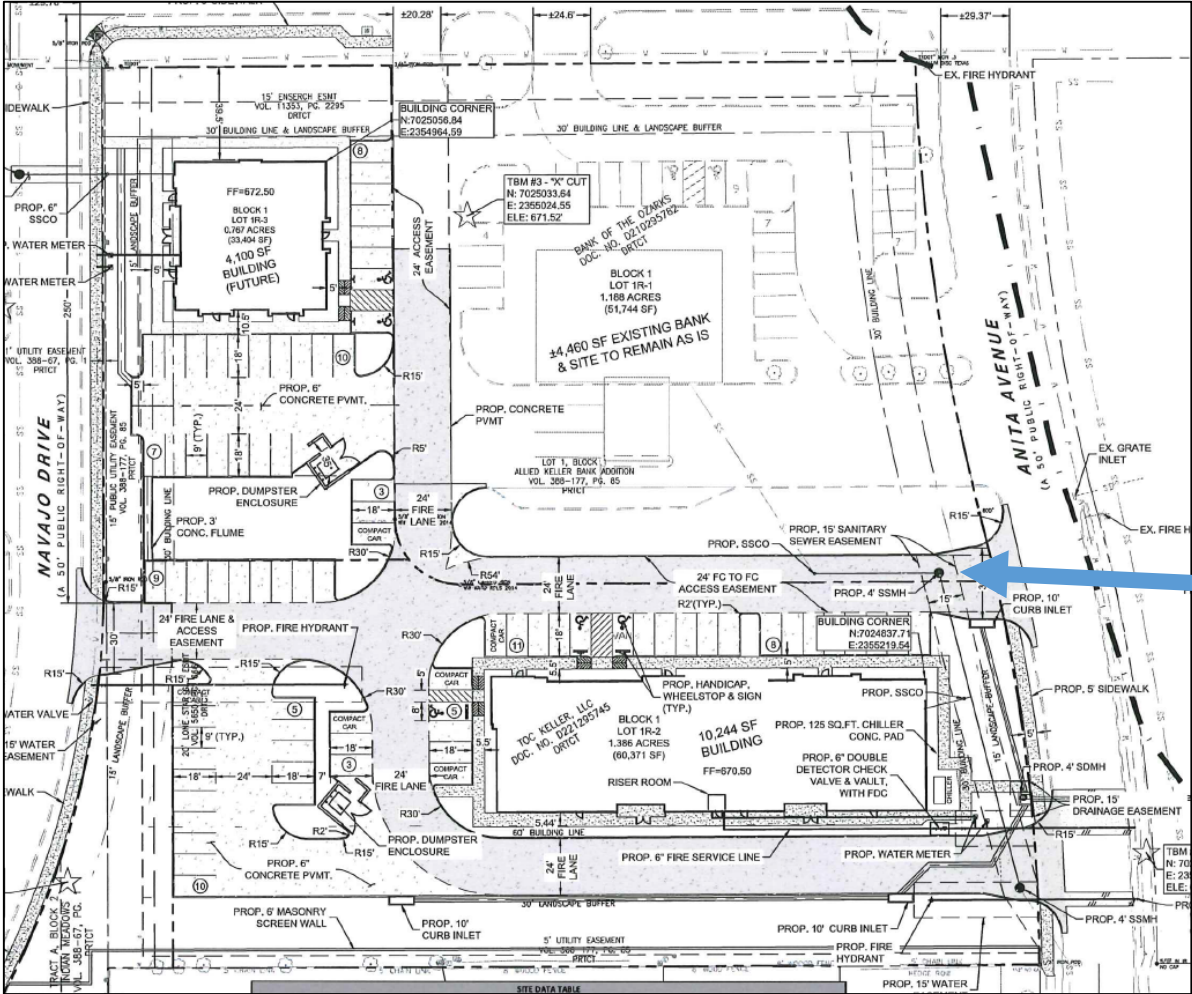
Access: MEETS

Lots 1R-3 and 1R-1 have access directly off Keller Parkway via the shared drive. Lot 1R-1 also has access off Anita Avenue.

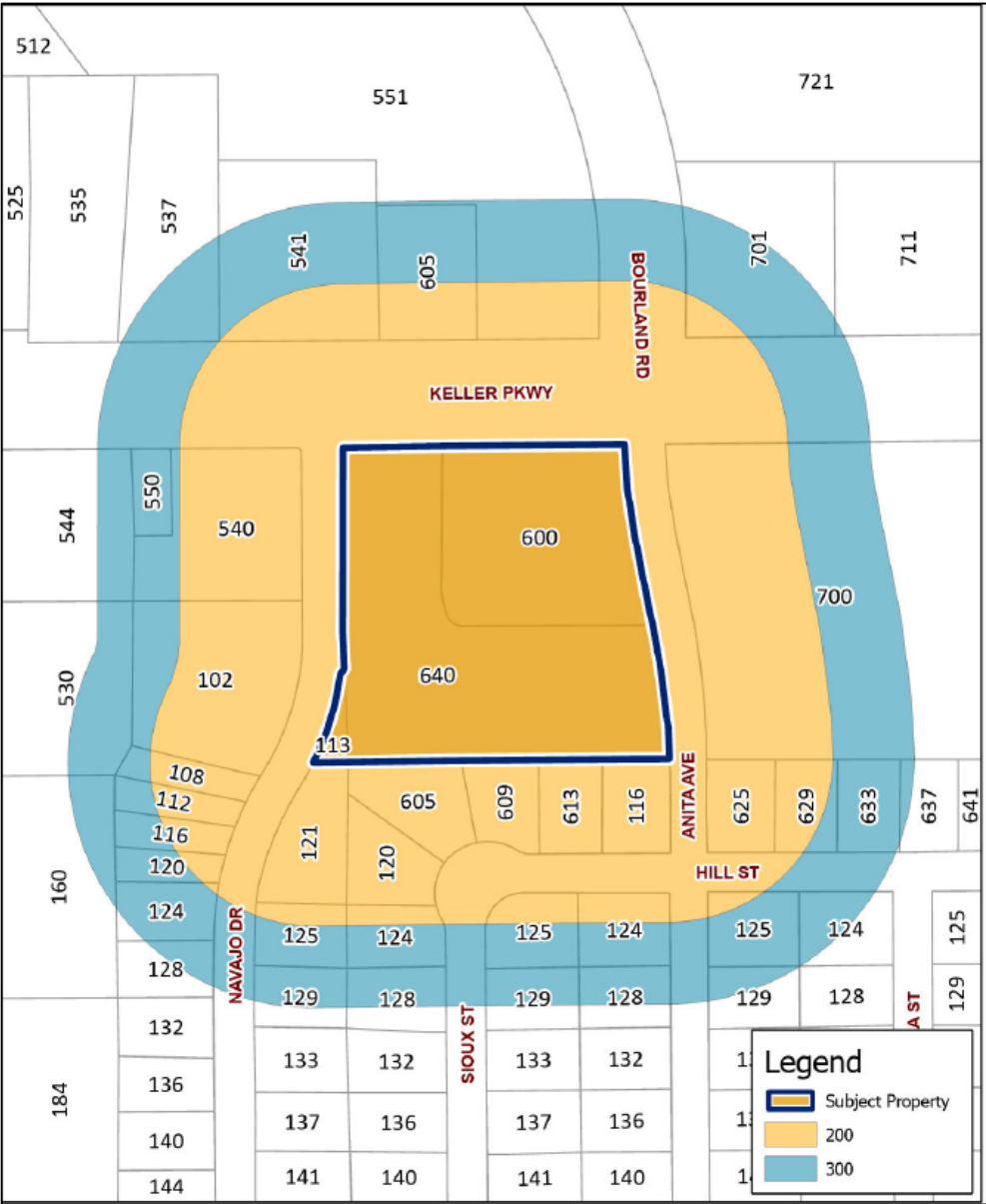
Lot 1R-2 will have access from Navajo Drive to the west and Anita Avenue to the east, as well as cross access from the shared drive off Keller Parkway.



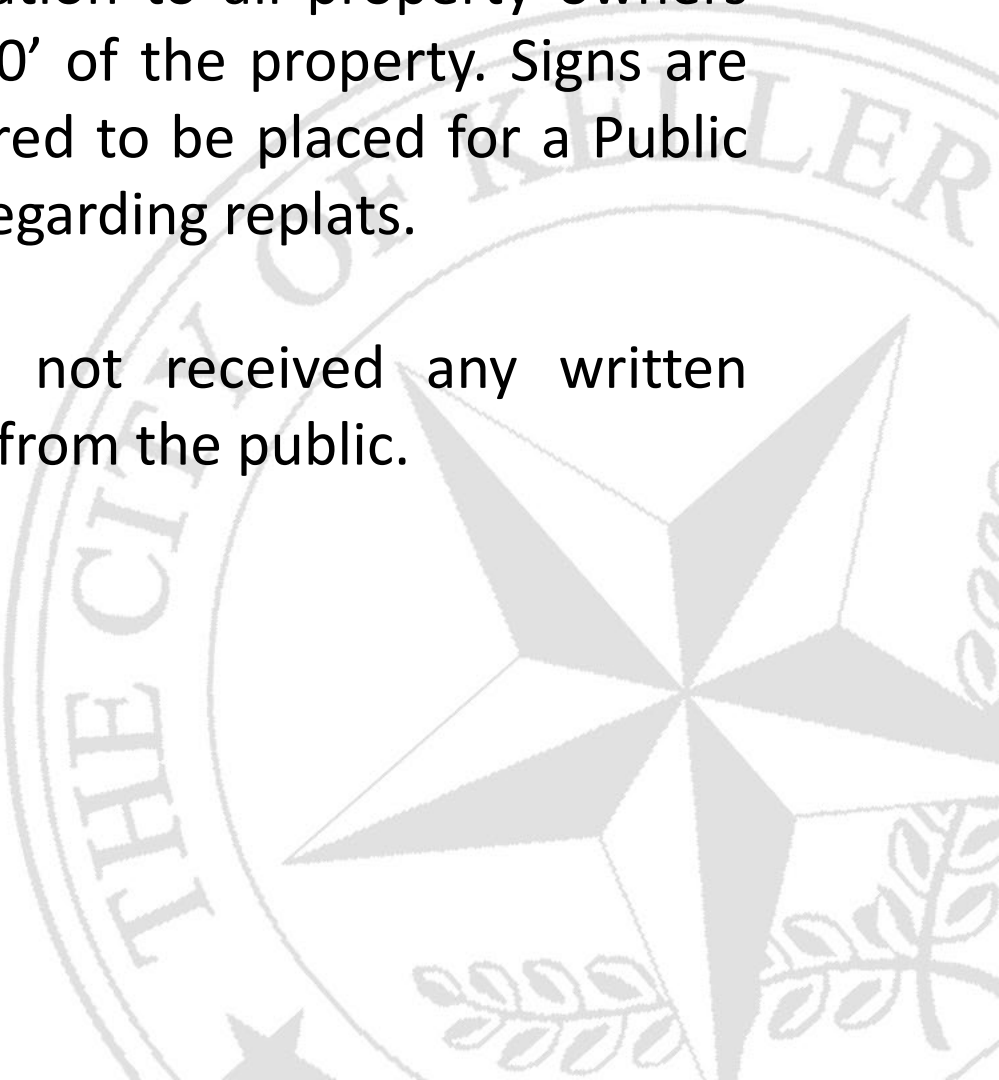
Item H-2



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- On June 27, the city mailed 40 letters of notification to all property owners within 300' of the property. Signs are not required to be placed for a Public Hearing regarding replats.
- Staff has not received any written feedback from the public.

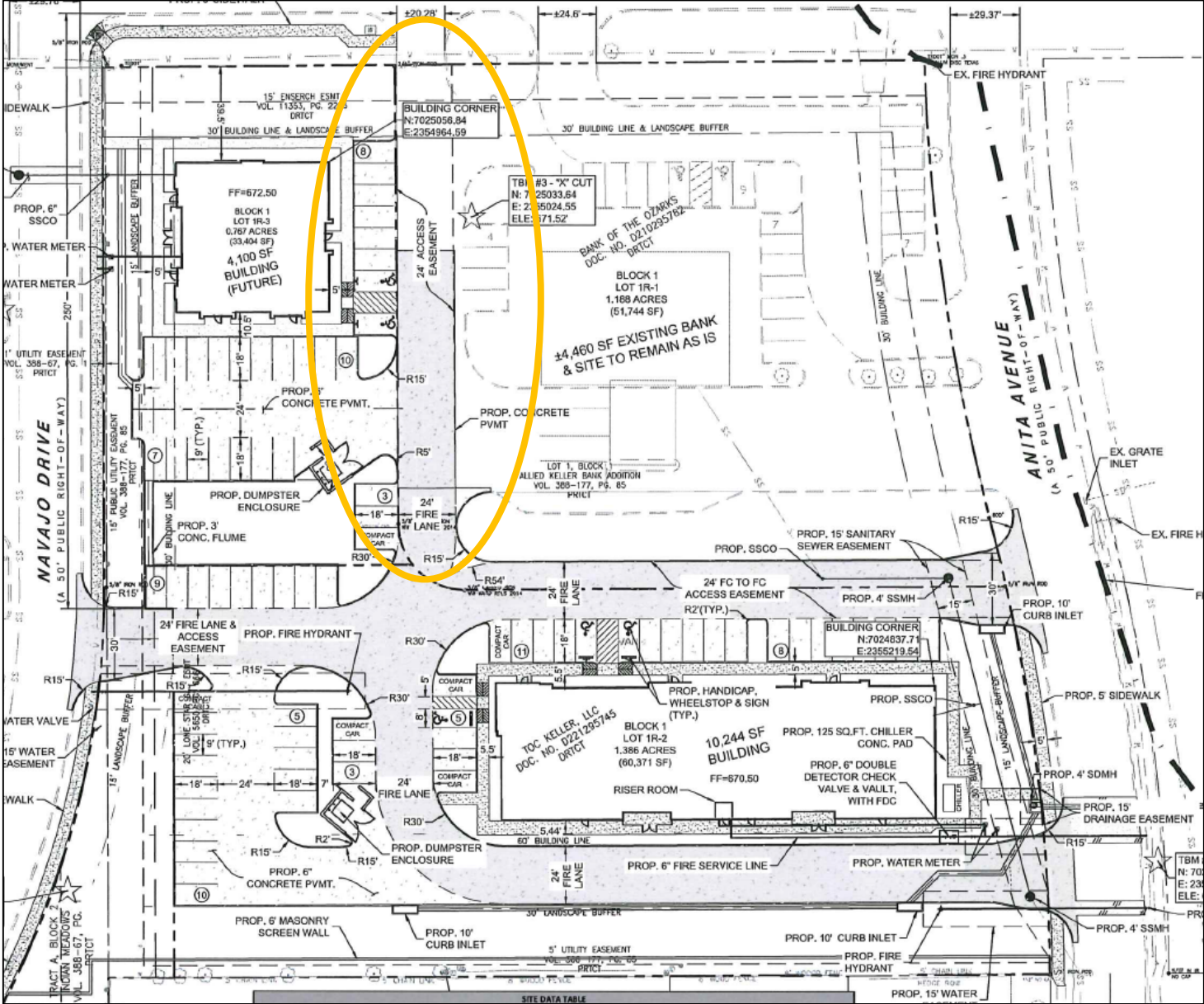


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Section 2.07 (A)(2) of the UDC states that when considering a Final Plat with variances, the City Council shall consider the following factors:

- a. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Code would deprive the applicant of the reasonable use of his land.
- b. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other properties in the area.
- c. That the granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Code.
- d. That the granting of the variance will not constitute a violation of any other valid ordinance of the City of Keller.
- e. That strict compliance with the regulations, and/or that the purpose of the regulations will be served to a greater extent by the alternative proposal.

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Request:

A variance to allow the width of Lot 1R-3 to be 123.46' in lieu of the required 150', allowing Bank of the Ozarks to retain ownership of the existing shared drive.

Item H-2

The City Council has the following options when considering a Final Plat (Replat) with variances:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
Amber Washington
817-743-4130