

ITEM #: 13  
DATE: 11-14-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: MINOR SUBDIVISION FINAL PLAT FOR EASTGATE SUBDIVISION PLAT 2  
AT 1405 BALTIMORE DRIVE**

**BACKGROUND:**

**The property owner of 1405 Baltimore Drive desires to divide a partially developed commercial parcel into two lots (Attachment A-location map).** The owner completed the development of a medical office building on the south half of the property in 2022. The proposed subdivision will create one new 0.93-acre lot (lot 2) for future development (Attachment B-Final Plat). **The proposed subdivision qualifies as a Minor Final Plat because it creates three or fewer lots and no public improvements are required.** Public improvements were previously completed with the Eastgate Subdivision and with the development of the medical office building.

The subject site is zoned Highway Oriented Commercial (HOC). **Both the proposed Lot 1 containing the medical office building and the vacant Lot 2 meet the minimum lot requirements of HOC zoning. Staff has reviewed the site improvements that exist on Lot 1 and determined it would continue to be in compliance upon approval of the subdivision.** One utility easement is proposed at the west side of Lot 2 to accommodate the existing electric service that serves the medical office building. No other improvements are shared between the proposed two lots. Separate driveway access will be permitted for proposed Lot 2.

**ALTERNATIVES:**

1. Approve the final plat for Eastgate Subdivision Plat 2 based upon the findings and conclusions stated above.
2. Deny the final plat for Eastgate Subdivision Plat 2, if the City Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. Refer this request back to staff or the applicant for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

The proposed division creates two conforming HOC zoned lots. Lot 1 will include the existing medical office building and Lot 2 will be available for future development. Public improvements are already in place to serve development and no additional improvements are needed with this proposed Final Plat. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

[1405 Baltimore Drive Subdivision location.pdf](#)  
[Attachment B Final Plat Eastgate 2.pdf](#)