

## DEVELOPMENT COMMITTEE STAFF REPORT

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FINAL PLAT  
FP-1718-21

DATE:  
May 21, 2018

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**ITEM:** Consideration of a final Plat for THE BARN AT TERRA VERDE SCHOOL.

**LOCATION:** Generally located 660' north of East Lindsey Street on the west side of 36<sup>th</sup> Avenue S.E. (1000 36<sup>th</sup> Avenue S.E.).

### INFORMATION:

1. Owner. 48<sup>th</sup> & Alameda, L.L.C.
2. Developer. 48<sup>th</sup> & Alameda, L.L.C.
3. Engineer. MacBax & Associates.

### HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. March 8, 2018. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for The Barn at Terra Verde Addition be approved.
5. April 10, 2018. City Council approved the preliminary plat for The Barn at Terra Verde Addition.

### IMPROVEMENT PROGRAM:

1. Fire Hydrant. A fire hydrant will be installed in accordance with approved plans and City Standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
3. Sidewalks. A five-foot (5') width sidewalk will be constructed adjacent to 36th Avenue S.E. Staff is recommending deferral.

4. Drainage. Stormwater will be conveyed to an existing privately-maintained off plat detention facility. Off plat drainage easement will be required.
5. Streets. Thirty-sixth Avenue S.E. will be constructed as an urban minor arterial street. Staff is recommending deferral of the street improvements.
1. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. A water main will be extended from Siena Springs to within the property for fire protection and water service. A 12" water main will be installed adjacent to 36<sup>th</sup> Avenue S.E. Staff is recommending deferral of water improvements adjacent to 36<sup>th</sup> Avenue S.E.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat. Additional off plat easements are required for utilities located outside of the platted area.
2. Right-of-Way. All required right-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, site plan and final plat are included as attachments.

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the program of improvements, site plan and final plat for The Barn at Terra Verde School and submit them to City Council for consideration.

This property consist 10.868 acres with one (1) lot. The proposal is a gym and parking lot.

The final plat is consistent with the approved preliminary plat.