



office memorandum

**Date:** April 26, 2010  
**To:** Honorable Mayor and Councilmembers  
**From:** Ken Danner, Development Manager *KD*  
**Subject:** Agenda Item - Final Plat for Canaan Acres Addition

**BACKGROUND:**

This item is a final plat for Canaan Acres Addition and is generally located 1,000-feet west of Porter Avenue between Franklin Road and Broadway Avenue.

City Council, at its meeting of March 23, 2010, adopted Ordinance No. 0-0910-22 placing this property in the RE zoning classification and approved the preliminary plat for Canaan Acres Addition. Planning Commission, on April 8, 2010, recommended to City Council the deferral of street improvements and approved the final plat for Canaan Acres Addition.

**DISCUSSION:**

This property consists of 4.97 acres after dedicating public right-of-way. The owner proposes to divide the property into two (2) lots consisting of 2.79 and 2.185 acres. The vacant lot (Lot 2) has frontage and access to Broadway Avenue. There is an existing residential structure on Lot 1 and has frontage and access to Franklin Road. Broadway Avenue is classified as a collector street and meets current standards. Franklin Road is classified as a minor arterial. It requires an additional two foot (2') of widening and a six-foot (6') width shoulder. In addition, to increase the thickness for the existing ten-foot (10') lane a mill and overlay of the existing pavement will be utilized. Staff's recommendation for deferral is based on Section 19-602 B2(b)(c) of the Code of Ordinances. Section 19-602 B2(b) states, "where there are inadequate or lack of connection facilities" and 19-602 B2(c) states, "where construction of the improvement would not immediately function for its intended use,". With the conditions of Franklin Road, there are no existing facilities to connect and the proposed widening would not function for its intended use.

**RECOMMENDATION:**

Based upon the above information, Staff recommends approval of the deferral of street improvements for Franklin Road and approval of the final plat for Canaan Acres Addition and the filing of the final plat subject to receipt of \$19,073.50 for deferral of paving improvement for Franklin Road.

KD/uf

Reviewed by: Shawn O'Leary, Director of Public Works *SO by KID*  
Jeff Bryant, City Attorney *JB*  
Steve Lewis, City Manager *SL*