

PRELIMINARY PLAT

ITEM NO. 6

PP-1718-8

STAFF REPORT

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

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

INFORMATION:

1. Owner. 48th & Alameda, L.L.C.
2. Developer. 48th & 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.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants have been installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Private sanitary sewer systems are existing. The proposed gym will utilize a public sanitary sewer line extended from Siena Springs. It will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

IMPROVEMENT PROGRAM (CONT'D):

3. Sidewalks. A 5' to 8' wide sidewalk will be installed adjacent to 36th Avenue S.E.
4. Drainage. Drainage will be conveyed to an existing privately-maintained detention facility.
5. Streets. Thirty-Sixth Avenue S.E. will be constructed in accordance with approved plans and City paving standards as an Urban Minor Arterial street.
6. 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 36th Avenue S.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All required rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner has purchased several parcels for the continuation of a private school. With the purchase of subdivided property, the owner needed to plat. The overall property contains 56.91 acres. Lot 1 consists of 15.87 acres and currently has an existing private school. Lot 2 consists of 10.86 acres and has a proposal of a gym (barn) supporting the school. Lot 3 consists of 10.12 acres and has an existing-single-family residence with no proposed changes. Lot 4 consists of 20.05 acres and has an existing single family residence with no proposed changes. This area is currently not served by public sanitary sewer. The existing structures will be served by private sanitary sewer systems. The proposed new structure will be served by a public sanitary sewer main. Staff recommends approval of the preliminary plat for The Barn at Terra Verde.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for The Barn at Terra Verde to City Council.

ACTION TAKEN: _____