



Legislation Details (With Text)

File #: FP-1617-13 **Version:** 1 **Name:** Final Plat for Carroll Farm Addition, Section 2
Type: Final Plat **Status:** Passed
File created: 5/22/2017 **In control:** City Council
On agenda: 6/13/2017 **Final action:** 6/13/2017
Title: CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR CARROLL FARM ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE N.W. AND WEST TECUMSEH ROAD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Text File Carroll.pdf, 2. Location Map, 3. Final Plat, 4. Final Site Development Plan, 5. Preliminary Plat, 6. Staff Report, 7. Application

Date	Ver.	Action By	Action	Result
6/13/2017	1	City Council		

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR CARROLL FARM ADDITION, SECTION 2, A PLANNED UNIT DEVELOPMENT AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF 36TH AVENUE N.W. AND WEST TECUMSEH ROAD)

BACKGROUND: This item is a final plat for Carroll Farm Addition, Section 2, a Planned Unit Development (PUD), which is generally located at the northeast corner of West Tecumseh Road and 36th Avenue N.W. This proposal consists of 1.09 acres and one commercial lot for a proposed dentist office. City Council, at its meeting of July 28, 2015 adopted Ordinance O-1415-39 amending the PUD adopted with Ordinance O-9900-2 and amended by Ordinance O-0506-58. Also, at the same meeting the preliminary plat for Carroll Farm Addition, (PUD) was approved. On May 31, 2017, the Development Committee reviewed and approved the program of public improvements, final site development plan and final plat for Carroll Farm Addition, Section 2, (PUD) and submitted it to City Council for consideration.

DISCUSSION: The public improvements required of this plat consist of sidewalks adjacent to Tecumseh Road and a sanitary sewer main including off-plat sanitary sewer systems to serve the property. Also, storm water will be conveyed to an existing off plat privately maintained detention facility, which was constructed as part of the Covenant Development Addition in 2006 and Jonathan Fowler Addition in 2007. The stormwater detention facility was designed to address the drainage from the entire development and was constructed with additional volume in anticipation of future development.

RECOMMENDATION: Based upon the above information, staff recommends acceptance of the public dedications, approval of the final site development plan and final plat and the filing of the final plat, subject to completion of public improvements or bonding. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat and subdivision bond.