



Legislation Details (With Text)

**File #:** FP-1718-17    **Version:** 1    **Name:** Final Plat for Little River Trails Addition, Section 3  
**Type:** Final Plat    **Status:** Passed  
**File created:** 2/6/2018    **In control:** City Council  
**On agenda:** 2/27/2018    **Final action:** 2/27/2018

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LITTLE RIVER TRAILS ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF PORTER AVENUE APPROXIMATELY 1,100 FEET NORTH OF TECUMSEH ROAD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Text File Little River, 2. Location Map, 3. Staff Report, 4. Final Plat, 5. Preliminary Plat, 6. Application

Date	Ver.	Action By	Action	Result
2/27/2018	1	City Council		

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LITTLE RIVER TRAILS ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED WEST OF PORTER AVENUE APPROXIMATELY 1,100 FEET NORTH OF TECUMSEH ROAD)

**BACKGROUND:** This item is a final plat for Little River Trails Addition, Section 3, a Planned Unit Development, and is generally located 785-feet west of Porter Avenue approximately 1100-feet north of Tecumseh Road.

City Council, at its meeting of August 28, 2007, adopted Ordinance No. O-0607-51 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of February 12, 2013, approved the revised preliminary plat for Little River Trails Addition, a Planned Unit Development. The City Development Committee, at its meeting of February 6, 2018, reviewed and approved the program of public improvements and final plat for Little River Trails Addition, Section 3, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This final plat consists of 18.50 acres with forty-five (45) single-family residential lots and a large common open space property that contains floodplain and Water Quality Protection Zone (WQPZ). The owners propose open space areas and private park land throughout the development that will be maintained by a Property Owners Association. The City Legal Department staff has reviewed covenants that address the WQPZ and common areas. This completes the residential lots contained within the revised preliminary plat. There are 119 total single-family residential lots in the development.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this subdivision. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks.

**RECOMMENDATION:** The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein and authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Little River Trails Addition, Section 3, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements or bonding and submittal of a copy of a filed warranty deed for private park land.