



## Legislation Text

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**File #:** FP-1718-5, **Version:** 1

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CONSIDERATION OF A FINAL PLAT FOR SHOPS AT TECUMSEH CROSSING SECTION 2, AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 300-FEET SOUTH OF WEST TECUMSEH ROAD ON THE WEST SIDE OF 24<sup>TH</sup> AVENUE N.W.)

**BACKGROUND:** This item is a final plat for Shops at Tecumseh Crossing Section 2 and is generally located 300-feet south of Tecumseh Road and on the west side of 24<sup>th</sup> Avenue N.W.

City Council, at its meeting of February 23, 2016, adopted Ordinance O-1516-28 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District. In addition, City Council, at its meeting of February 23, 2016, approved the preliminary plat for Shops at Tecumseh Crossing Addition with alley waiver.

The City Development Committee, at its meeting of August 8, 2017, reviewed and approved the program of public improvements, site plan and final plat for Shops at Tecumseh Crossing Section 2 and recommended that the site plan and final plat be submitted to City Council for consideration.

This property consists of 5.7 acres. The proposed commercial property will consist of three lots with a bank, professional offices and retail shops.

**DISCUSSION:** Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of sidewalks, street improvements, water improvements with fire hydrants, and sanitary sewer. This property contains Water Quality Protection Zone (WQPZ) for a tributary of Little River. An engineered solution has been submitted by the applicant to address the WQPZ. The owners have submitted covenants for the WQPZ. Cross access agreements will be required to be filed at the same time the final plat is filed of record.

**RECOMMENDATION:** The final plat is consistent with the preliminary plat with the exception of a reconfiguration of lot lines and reducing one lot. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Shops at Tecumseh Crossing Section 2 subject to completion and the City Development Committee's acceptance of the public improvements or the submittal of a cash surety for concurrent construction.