



Legislation Text

File #: FP-1718-2, **Version:** 1

CONSIDERATION OF A FINAL PLAT FOR COBBLESTONE CREEK V ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF CEDAR LANE EAST OF 12TH AVENUE S.E.)

BACKGROUND: This item is a final plat for Cobblestone Creek V Addition, which is generally located one-half mile south of Cedar Lane Road and 330-feet east of 12th Avenue S.E.

City Council on May 28, 2002 adopted Ordinance O-0102-47, placing this property in the R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District. City Council, on September 22, 2015, approved the revised preliminary plat for Cobblestone Creek Addition. The City Development Committee, at its meeting of August 8, 2017 reviewed the program of improvements and final plat for Cobblestone Creek IV Addition, a Planned Unit Development (PUD) and recommended that the final plat be submitted to City Council for consideration. This property consists of 2.4 acres and ten (10) single family residential lots.

DISCUSSION: The applicant has negotiated with Parks and Recreation staff regarding Cobblestone Creek V Addition, a PUD. The developer has paid \$818.75 in lieu of park land.

Construction plans have been reviewed by staff for the required public improvements for this property. Public improvements consist of street paving, sanitary sewer main, water main with fire hydrants and sidewalks.

In addition, a prior Traffic Impact Analysis indicated a traffic impact fee of \$278.71 will need to be paid prior to filing of the final plat as a proportional assessment for traffic signal costs that will be necessary due to this development.

RECOMMENDATION: The final plat is consistent with the revised preliminary plat. Based upon the above information, staff recommends approval of the final plat and the filing of the plat subject to the Development Committee's acceptance of public improvements and receipt of \$278.71 for traffic impact fee. The Council approval will authorize the Mayor to sign the final plat and bonds.