



Legislation Text

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

CONSIDERATION OF A FINAL PLAT FOR CEDAR LANE II ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE SOUTH SIDE OF CEDAR LANE WEST OF THE RAILROAD RIGHT-OF-WAY.

BACKGROUND: This item is a final plat for Cedar Lane II Addition generally located on the south side of Cedar Lane Road and west of the BNSF railroad right-of-way.

City Council, at its meeting of April 25, 2006, adopted Ordinance O-0506-16 placing this property in R-1, Single-Family Dwelling District. City Council, at its meeting of December 22, 2015, approved the preliminary plat for Cedar Lane Addition. The City Development Committee, at its meeting of August 8, 2017, reviewed and approved the program of public improvements and final plat for Cedar Lane II Addition and recommended that the final plat be submitted to City Council for consideration.

This final plat consists of 46.52 acres with 165 single family residential lots and 10 common areas. With the previous platting of Cedar Lane Addition, there are 111 single family residential lots filed of record. There are approximately 358 R-1, single-family residential lots remaining to be final platted in Cedar Lane Addition for a total of 634 single family lots. Also, there are 31 residential PUD lots on 49 acres and 1 commercial lot consisting of 4.55 acres within the preliminary plat remaining to be final platted.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. 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 to authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Cedar Lane II Addition; subject to completion and the City Development Committee's acceptance of the public improvements and \$1,512 for traffic impact fees.