



Legislation Text

File #: FP-1718-4, **Version:** 1

CONSIDERATION OF A FINAL PLAT FOR STONE LAKE ADDITION, DEFERRAL OF PAVING AND DRAINAGE IMPROVEMENTS FOR EAST LINDSEY STREET; AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE SOUTH SIDE OF EAST LINDSEY STREET APPROXIMATELY ONE-HALF MILE EAST OF 24TH AVENUE S.E.)

BACKGROUND: This item is a final plat for Stone Lake Addition, which is generally located on the south side of East Lindsey Street approximately one-half mile east of 24th Avenue S.E.

City Council, at its meeting of April 28, 2015, and February 28, 2017, adopted Ordinance O-1415-34 and Ordinance O-1617-22, placing this property in the R-1, Single Family Dwelling District. City Council, at its meeting of February 28, 2017, approved the revised preliminary plat for Stone Lake Addition. The City Development Committee, at its meeting of August 8, 2017, approved the program of public improvements and the final plat for Stone Lake Addition recommending the submission of the final plat to City Council for consideration.

This final plat consists of 10.91 acres with forty-two (42) single family residential lots and one (1) common area. Covenants have been reviewed by City Legal staff.

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. As part of the program of public improvements, Lindsey Street will be required to be constructed to City standards as a half-width arterial street. However, approximately fifteen-feet (15') of Lindsey Street will be unable to be constructed at this time. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where constructing the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The issues with the paving and installing the drainage pipe within the fifteen-feet are a result of conflict with off-site utilities and the neighbor's drive approach. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project, or at such time as development occurs adjacent to the property. Because this final plat includes a short length of pavement with a drainage structure for Lindsey Street, staff is recommending deferral for a portion of Lindsey Street until future development occurs or until the City initiates improvements to Lindsey Street.

A fee in lieu of park land fee in the amount of \$3,301.20 has been negotiated with City staff and the owner/developer. The owner/developer has paid the fee.

RECOMMENDATION: The final plat is consistent with the approved revised preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds/cash sureties and receipt of a Certificate of Deposit in the amount of \$2,147.35 for deferral of paving and drainage in connection with Lindsey Street.