



## Legislation Text

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**File #:** FP-1617-9, **Version:** 1

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CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR TRAILWOODS ADDITION, SECTION 10, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-THIRD MILE NORTH OF WEST ROCK CREEK ROAD AND ONE-QUARTER MILE EAST OF 12TH AVENUE N.W.)

**BACKGROUND:** This item is a final plat for Trailwoods Addition, Section 10, a Planned Unit Development, and is generally located one-third of a mile north of West Rock Creek Road and one-quarter of a mile east of 12<sup>th</sup> Avenue N.W.

City Council, at its meeting of June 14, 2007, adopted Ordinance No. O-0607-49 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of January 8, 2013, approved the preliminary plat for Trailwoods Addition, a Planned Unit Development. The City Development Committee, at its meeting of January 26, 2017, reviewed and approved the program of public improvements and the final site development plan/final plat for Trailwoods Addition, Section 10, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This property consist of 13.49 acres and fifty-six (56) single family residential lots and two (2) open space common areas. With the previous platting of Sections 1 through 9, there are 365 single family residential lots filed of record. There are approximately 47 residential lots remaining to be final platted in Trailwoods Addition, a Planned Unit Development. There are 468 total lots in the subdivision.

**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. A warranty deed for private park land will be required prior to filing the final plat.

**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 Trailwoods Addition, Section 10, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements and proof of warranty deed for private park land and \$26,366.71 for traffic impact fees.