



## Legislation Text

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**File #:** FP-1617-11, **Version:** 1

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CONSIDERATION OF A FINAL PLAT FOR SHOPS AT TECUMSEH CROSSING ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST TECUMSEH ROAD AND 24TH AVENUE N.W.)

**BACKGROUND:** This item is a final plat for Shops at Tecumseh Crossing Addition and is located at the southwest corner of the intersection of Tecumseh Road and 24<sup>th</sup> Avenue N.W.

City Council, at its meeting of September 22, 1964 adopted Ordinance 1686 placing this property in I-1, Light Industrial District. 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.

The City Development Committee, at its meeting of January 26, 2017 reviewed and approved the program of public improvements, site plan and final plat for Shops at Tecumseh Crossing Addition and recommended that the site plan and final plat be submitted to City Council for consideration. In addition, the Development Committee accepted Subdivision Bond B-1617-57 and Irrevocable Letter of Credit 99569 securing sidewalks and Subdivision Bond B-1617-58 and Irrevocable Letter of Credit 99570 securing sanitary sewer and water improvements. As a result, a "foundation only" permit could be issued prior to public water improvements with fire protection being completed and accepted. A full building permit allowing vertical construction of walls will require the public water improvements and fire protection to be installed and accepted.

This property consists of 1.83 acres. The proposed commercial property will consist of one lot with a restaurant and retail shops.

**DISCUSSION:** Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of sidewalks, water improvements with fire hydrants, and sanitary sewer. This property contains a small portion of 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.

**RECOMMENDATION:** The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign Subdivision Bond B-1617-57 and Subdivision Bond B-1617-58 and the final plat.