



Legislation Text

File #: FP-1718-8, **Version:** 1

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND A FINAL PLAT FOR GREENLEAF TRAILS ADDITION, SECTION 9, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-FOURTH MILE EAST OF 12TH AVENUE N.W. AND ONE-HALF MILE SOUTH OF TECUMSEH ROAD)

BACKGROUND: This item is a final plat for Greenleaf Trails Addition, Section 9, a Planned Unit Development (PUD), and is generally located one-quarter mile east of 12th Avenue N.W. and approximately one-half mile south of Tecumseh Road.

City Council, at its meeting of February 24, 2009, adopted Ordinance O-0809-32, amending the PUD to include a church site within the preliminary plat. The City Development Committee, at its meeting of January 11, 2017, approved the preliminary plat for Greenleaf Trails Addition, a PUD. The City Development Committee, at its meeting of August 8, 2017, reviewed and approved the program of improvements and the final site development plan/final plat for Greenleaf Trails Addition, Section 9, a PUD, and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This final plat consists of 7.51 acres and thirty-four (34) single-family residential lots. With the previous platting of Sections 1 through 8, a total of 255 lots have been filed of record. Including Springs at Greenleaf Trails Sections 1 and 2, consisting of 103 lots, there are a total of 358 single family residential lots filed of record. There are approximately 146 residential lots remaining to be final platted in Greenleaf Trails Addition Development. There is a large amount of open space property and private park land that will be utilized by the property owners.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. The public improvements are under construction. These improvements consist of sidewalks, water mains with fire hydrants, sanitary sewer, drainage, and street improvements.

The developer will deed private park land to the property owner's association prior to filing the final plat for Greenleaf Trails Addition, Section 9.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final site development plan/final plat and filing of the final site development plan/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 traffic impact fee in the amount of \$9,033.31 and a warranty deed for private park land submitted to the Greenleaf Trails Property Owner's Association.