



Legislation Text

File #: FP-1718-6, **Version:** 1

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR COBBLESTONE CREEK IV ADDITION, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED 1/2 MILE SOUTH OF CEDAR LANE ROAD ON THE EAST SIDE OF 12TH AVENUE S.E.

BACKGROUND: This item is a final plat for Cobblestone Creek IV Addition, a Planned Unit Development (PUD) and is generally located one-half mile south of Cedar Lane Road on the east side of 12th Avenue S.E.

City Council on August 14, 2012 adopted Ordinance O-1112-27 placing this property in the PUD and removing it from the Residential Estates (RE) District.

City Council, on September 22, 2015, approved the revised preliminary plat for Cobblestone Creek Addition. The City Development Committee, at its meeting of August 8, 2017 reviewed the program of improvements, final site development plan and final plat for Cobblestone Creek IV Addition, a PUD, and recommended that the final site development plan and final plat be submitted to City Council for consideration.

This property consists of 10.95 acres, eight (8) large single family residential lots and one (1) open space area within a PUD.

DISCUSSION: Construction plans have been reviewed by staff for the required public improvements for this property. The eight (8) lots designated as part of the proposed PUD will utilize privately maintained individual sanitary sewer systems. A gravity sanitary sewer system is not available. Sidewalks will be constructed adjacent to 12th Avenue S.E., including the lots backing up to 12th Avenue S.E. located in the PUD. Sidewalks are not required on the interior street of Augusta Drive located in the Planned Unit Development District. There is an existing 12-inch water main adjacent to 12th Avenue S.E. for a portion of the property. The water main south of its existing location will be bonded. It is not anticipated that it will be extended any time in the near future.

RECOMMENDATION: The final plat is consistent with the revised preliminary plat. Based upon the above information, staff recommends approval of the final site development plan and final plat and the filing of the plat subject to the Development Committee's acceptance of public improvements and receipt of \$222.97 for traffic impact fee, and authorize the Mayor to sign the final plat and bonds.