



## Legislation Text

---

**File #:** FP-1718-19, **Version:** 1

---

CONSIDERATION OF A FINAL PLAT FOR WASH FACTORY CLASSEN ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE NORTHEAST CORNER OF CLASSEN BOULEVARD AND IMHOFF ROAD)

**BACKGROUND:** This item is a final plat for Wash Factory Classen Addition and is located at the northeast corner of the intersection of Classen Boulevard and Imhoff Road.

City Council, at its meeting of April 22, 2008, adopted Ordinance O-0708-34 placing a portion of this property in C-2, General Commercial District. Planning Commission, on February 8, 2018, recommended to City Council that the remaining portion of this property be placed in C-2, General Commercial District, and removed from PUD, Planned Unit Development District. The City Development Committee, at its meeting of March 12, 2018, approved the program of public improvements, site plan and final plat for Wash Factory Classen Addition

The final plat consists of 1.90 acres and two (2) commercial lots with proposed retail shops and car wash.

**DISCUSSION:** Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of relocation of an 8" sanitary sewer main.

**STAFF RECOMMENDATION:** This property has been previously "short form" platted; however, with the redesign of the lot layout and relocation of a sanitary sewer main, it was determined that the property be platted in the conventional method so that new easements would be dedicated on the final 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 the final plat subject to submittal of subdivision bond/cash surety or the completion and acceptance of the public improvements for Wash Factory Classen Addition.