



Legislation Text

File #: FP-1819-1, **Version:** 1

CONSIDERATION OF A FINAL PLAT FOR FRANKLIN BUSINESS PARK ADDITION, SECTION 3, FOR PROPERTY GENERALLY LOCATED 1,100' SOUTH OF FRANKLIN ROAD (REALIGNMENT) ON THE WEST SIDE OF FLOOD AVENUE (STATE HIGHWAY NO. 77).

BACKGROUND: This item is a final plat for Franklin Business Park Addition, Section 3, and is generally located 1,100 feet south of Franklin Road (realignment) on the west side of North Flood Avenue (State Highway No. 77).

City Council, at its meeting of July 12, 2011 adopted Ordinance O-1011-48 placing this property in the C-2, General Commercial District, and removing it from I-1, Light Industrial District. The City Development Committee reapproved the preliminary plat for Franklin Business Park Addition on September 6, 2018. Also, the City Development Committee approved the program of public improvements, site plan and final plat for Franklin Business Park Addition, Section 3, and recommended that the final plat be submitted to City Council for consideration.

The final plat consists of 29.13 acres and twenty-six (26) commercial lots.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water, sanitary sewer, street paving, stormwater improvements and sidewalk improvements.

A traffic impact fee in the amount of \$5,524.72 will be required to be submitted prior to filing the final plat.

STAFF 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 the final plat subject to the submittal of a traffic impact fee in the amount of \$5,524.72, subdivision bond/cash surety or the completion and acceptance of the public improvements for Franklin Business Park Addition, Section 3.