



Legislation Text

File #: FP-1819-2, **Version:** 1

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR CARROLL FARM ADDITION, SECTION 3, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED BETWEEN 36TH AVENUE N.W. AND JOURNEY PARKWAY ON THE NORTH SIDE OF WEST TECUMSEH ROAD)

BACKGROUND: This item is a final plat for Carroll Farm Addition, Section 3, a Planned Unit Development (PUD), generally located between 36th Avenue N.W. and Journey Parkway on the north side of West Tecumseh Road. City Council, at its meeting of July 28, 2015 adopted Ordinance O-1415-39 amending the PUD adopted with Ordinance O-9900-2 and amended by Ordinance O-0506-58. Also, at its same meeting of July 28, 2015, City Council approved the preliminary plat for Carroll Farm Addition, (PUD). The City Development Committee, at its meeting on September 6, 2018, reviewed and approved the program of public improvements, final site development plan and final plat for Carroll Farm Addition, Section 3, (PUD) and submitted it to City Council for consideration.

The property consists of 4.136 acres and two commercial lots for proposed restaurants and retail shops.

DISCUSSION: The public improvements required of this plat consist of sidewalks adjacent to Tecumseh Road and a sanitary sewer main including off-plat sanitary sewer systems to serve the property. Also, storm water will be conveyed to an existing off plat privately maintained detention facility, which was constructed as part of the Covenant Development Addition in 2006 and Jonathan Fowler Addition in 2007. The stormwater detention facility was designed to address the drainage from the entire development and was constructed with additional volume in anticipation of this development.

RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final site development plan, 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 \$18,766.06, subdivision bond/cash surety or the completion and acceptance of the public improvements for Carroll Farm Addition, Section 3, a Planned Unit Development.