



Legislation Text

File #: FP-1819-4, **Version:** 1

CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR TRAILWOODS ADDITION, SECTION 11, A PLANNED UNIT DEVELOPMENT, AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ONE-THIRD MILE NORTH OF WEST ROCK CREEK ROAD AND ONE-QUARTER MILE EAST OF 12TH AVENUE N.W.)

BACKGROUND: This item is a final plat for Trailwoods Addition, Section 11, a Planned Unit Development, and is generally located one-half of a mile north of West Rock Creek Road and one-half of a mile east of 12th Avenue N.W.

City Council, at its meeting of June 14, 2007, adopted Ordinance O-0607-49 placing this property in the PUD, Planned Unit Development. City Council, at its meeting of January 8, 2013, approved the preliminary plat for Trailwoods Addition, a Planned Unit Development. The City Development Committee, at its meeting of September 6, 2018, reviewed and approved the program of public improvements and the final site development plan/final plat for Trailwoods Addition, Section 11, a Planned Unit Development and recommended that the final site development plan/final plat be submitted to City Council for consideration.

This property consist of 8.88 acres and forty-seven (47) single family residential lots and one (1) open space common area. With the previous platting of Sections 1 through 10, there are 421 single family residential lots filed of record. With this final plat, this completes the development for Trailwoods Addition, a Planned Unit Development. There are 468 total lots in the development.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of water mains with fire hydrants, sanitary sewer mains, paving, drainage, and sidewalks. A warranty deed for private park land will be required prior to filing the final plat.

RECOMMENDATION: The final plat is consistent with the approved preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein and authorize the Mayor to sign the final plat, subdivision bonds/cash sureties and maintenance bonds for Trailwoods Addition, Section 11, a Planned Unit Development, subject to completion and the City Development Committee's acceptance of the public improvements and proof of warranty deed for private park land and \$22,520.34 for traffic impact fees.