



Legislation Text

File #: FP-1819-5, **Version:** 1

CONSIDERATION OF A FINAL PLAT FOR SUMMIT LAKES ADDITION, SECTION 11, WITH DEFERRAL OF STREET PAVING, STORMWATER IMPROVEMENTS AND SIDEWALKS IN CONNECTION WITH 24TH AVENUE S.E.; ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN AND BUDGET APPROPRIATION. (GENERALLY LOCATED ONE-HALF MILE SOUTH OF ALAMEDA STREET ON THE EAST SIDE OF 24TH AVENUE S.E.).

BACKGROUND: This item is a final plat for Summit Lakes Addition, Section 11, and is generally located one-half mile south of Alameda Street on the east side of 24th Avenue S.E. This final plat consists of 62 single-family residential lots on 25.84 acres. There are 542 platted lots within the development. There are 170 residential lots remaining to be final platted.

City Council, at its meeting of February 29, 1972, adopted Ordinance O-7172-50, September 4, 1984, adopted Ordinance O-8485-5 and August 26, 2003 adopted Ordinance O-0304-2 placing this property in the R-1, Single Family Dwelling District.

The City Development Committee reapproved the preliminary plat for Summit Lakes Addition on September 6, 2018. The City Development Committee approved the program of public improvements and the final plat for Summit Lakes Addition, Section 11 and recommended to City Council the deferral of street paving and sidewalks in connection with the 24th Avenue S.E. Paving Project.

DISCUSSION: Construction plans have been reviewed for the required public improvements for this property. These improvements consist of sanitary sewer mains, water mains with fire hydrants, stormwater, street paving and sidewalk improvements.

Approximately 657 feet of 24th Avenue S.E. will be required to be constructed to City standards as a half-width arterial street. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public street improvements under the following situations: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property.

There is currently a 2012 General Obligation Bond-funded project to widen 24th Avenue East. This project includes the frontage of Summit Lakes Addition, Section 11. This project is expected to bid as early as January 2019. The deferral funds will be used towards the completion of this section of 24th Avenue SE. It is being requested by staff that these funds be transferred to the 24th Avenue Construction account to be used towards the project.

Park land requirements have been fulfilled. The owner/developer has previously submitted a warranty deed for the park land.

STAFF RECOMMENDATIONS: Based upon the above information and due to the final plat being consistent with the preliminary plat, staff recommends approval of the deferral of public improvements in connection with 24th Avenue S.E., approval of the final plat, acceptance of the public dedications contained therein, authorizing the Mayor to sign the final plat, subdivision bond/cash sureties and maintenance bonds for Summit Lakes Addition, Section 11; subject to the City Development Committee's acceptance of the public improvements, receipt of \$124,355.55 for deferral of improvements in connection with 24th Avenue S.E. and receipt of \$8,400 for traffic impact fees.

It is further recommended that the City cash the certificate of deposit on receipt and appropriate the \$124,355.55 in deferral fees to the Capital Fund, Street Widening, Construction (account 050-9552-431.61-01; project BP0192) to

contribute to the construction costs of 24th Avenue East.