

Date of Meeting: March 3, 2008

Subject: *Final Plat, North Tower Park, 5th Section*

Purpose of Report: To request City Council approval of the final plat for North Tower Park, 5th Section.

Background: The subject property was rezoned for residential development in October of 2005 and the preliminary plat was approved in September of 2005. The first four sections of North Tower Park have previously been developed. The final plat for the 5th Section concludes the platting in the North Tower Park Addition.

Application Processing Information:

Applicant/Owner - Gary and Micki Rogers

Notice - No notice is required for final plats

Assigned Planner - Ryan Sigworth, Senior Planner

Processing Track:

Submittal Date - 1/15/08

Planning Commission - 2/19/08

City Council - 3/3/08

Project/Site Design Data/Details:

Zoning – RS3 (Small Lot Single Family) and CS (Community Shopping)

Existing Use – Undeveloped

Proposed Use – Single family homes, two commercial development sites and lot to be dedicated to the City as park land.

Lots – 26

Size – 12.47 acres

Density – 2.08 dwelling units per acre

Adequate Public Facilities Findings/Improvements:

- **Streets/Traffic:** All streets with the development will be public. The transportation fee will apply.
- **Transit Facilities/Bike Lanes or Trails/Sidewalks:** A 4 foot sidewalk will be constructed along one side of all streets per city code. The Planning Commission waived the requirement of a sidewalk along Perkins Road with the approval of the preliminary plat.
- **Water Service:** City water service is available. The per acre waterline fee applies in the amount of \$7,068.74.
- **Sanitary Sewer Service:** Gravity fed sewer service is available. The sewer tie-on fee applies in the amount of \$19,011.62. However, the fee is reduced by the amount of public sewer infrastructure installed by the developer.
- **Electric:** The City will provide electric service to the development.

- Engineering/Drainage: The final drainage study has been submitted and accepted.

Applicable City Plans/Policies:

The Comprehensive Plan:

- Urban Growth Area (Page 3-3)
- Emerging Development Subarea (Page 3-19)
- The Future Land Use is Low Density Residential (Page 3-10)

Discussion: The final plat conforms to the preliminary plat approved by the Planning Commission on September 20, 2005.

Planning Commission Action: The Planning Commission at their regular meeting on February 19, 2008, voted to approve the final plat for North Tower Park, 5th Section with a 4-0 vote.

Recommendation: Planning Commission recommends approval of the final plat for North Tower Park, 5th Section.

Prepared by:	Ryan Sigworth, Senior Planner
Reviewed by Department Director:	Paula J. Dennison, Development Services Director
Reviewed by City Manager's Office:	Dan Blankenship, Deputy City Manager
Reviewed by City Attorney's Office:	
Date of Preparation:	February 20, 2008

Recommended by:

Dan Galloway
City Manager

Attachments: *Area Map, Preliminary Plat, Final Plat, Review comments, PC minutes*
Related Reports: *PZ.05.964*