



CITY COUNCIL
AGENDA ITEM STAFF REPORT

MEETING DATE:	November 12, 2024
TITLE:	A Resolution Providing Final Plat Approval for the Parkside Condos Subdivision.
DEPARTMENT:	Community Development
PROJECT MANAGER:	Caitlin Rice, Senior Planner
REQUESTED ACTION:	Approval
STRATEGIC PLAN GOALS:	#1 Preserve and Improve Existing Neighborhoods & #4 Invest in Public Infrastructure
ATTACHMENTS:	Resolution, Final Plat, Improvement Plans

SUMMARY RECOMMENDATION

Parkside Commons, LLC, owner, has applied for Final Plat approval for the subdivision or property located at N Keebler & Parkside Commons Drive (PIN: 13-1-21-22-13-301-017 & 13-1-21-22-13-301-018), known as the Parkside Condos Subdivision.

EXECUTIVE SUMMARY

The proposed subdivision will adjust the lot sizes to accommodate the dedication of right-of-way for the extension of Parkside Commons Court to North Keebler and for a future shared use path along North Keebler to be constructed by the City. The gross area of the site is 2.65 acres with .40 acres dedicated as right-of-way and 0.73 acres for open space. The development includes sewer and water main extensions along with the Parkside Commons road extension. The property will remain in two (2) lots split by Parkside Commons Court.

The City Council approved the Preliminary Plat for Parkside Condos at its regular meeting on June 25th, 2024. On September 3, 2024, Parkside Commons, LLC submitted a Final Plat application and Improvement Plans for approval. The Improvement Plans and Final Plat for the proposed subdivision have been reviewed and approved by the Community Development Department and the City Engineer on October 27, 2024. As the Community Development Director finds no change in the plat from the preliminary to the final plat, Planning Consideration is not required (as per Section 16.12.140 below) and therefore is being submitted directly to the City Council for final review and approval.

As per Section 16.12.140, *Final Plat Procedures*,

When there is no change in the plat from the preliminary to the final stage, the Community Development Director shall review the final plat and plans and transmit his report of findings and recommendations to the City Council within thirty (30) days of the filing date of the final plat.

RECOMMENDATION

The Community Development Director recommends approval of the Resolution giving Final Plat approval to Parkside Condos Subdivision. Final Plat approval confers upon the applicant, the standing to seek the recording of the plat and, once recorded, the right to pull all necessary permits for the subdivision's development.

