

ITEM #: 53
DATE: 05-14-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: SUNSET RIDGE NORTH SUBDIVISION, FIRST ADDITION MAJOR FINAL PLAT

BACKGROUND:

Hunziker Land Development, LLC has submitted a final subdivision plat for Sunset Ridge North Subdivision, First Addition, which is a partial platting of the 63-lot preliminary plat approved June 27, 2023. The development is located at 798 North 500th Avenue, immediately north of the existing Sunset Ridge Subdivision, as shown on Attachment A – Location Map. This subdivision is also the location of the recently completed sanitary sewer extension to serve future development west of North 500th Avenue.

The addition is the first of the subdivision. The proposed final plat includes 28.57 acres, with a total of 46 single-family residential lots. Seven of the lots will be for attached single-family units with the remaining 39 lots designated for detached single-family dwellings. All of the lots face Greene Street, which includes a 55' right-of-way as a local street. Wilder Avenue will continue north from its current terminus as a 66' right-of-way to the north side of the Plat and will intersect with Greene Street.

Lot 'A' includes 2.986 acres of city right-of-way that includes Greene Street and Wilder Avenue. Four outlots are included for storm water flowage easement and Pedestrian Easements: Outlot 'A' includes 3.636 acres, Outlot 'B' includes 3.097 acres, Outlot 'C' includes 0.174 acres, and Outlot 'D' includes 1.854 acres. Three outlots are designated for future development: Outlot 'YY' includes 0.206 acres, Outlot 'XX' includes 0.238 acres, and Outlot 'ZZ' includes 6.53 acres.

The preliminary plat approval included two conditions. The first condition required that a sidewalk planned within the private open space of Outlot A be designed with the first final plat. The design was deferred originally due to the potential that it could connect at some point to the planned City park abutting the site to the north. If no connection is established to the park, the sidewalk would be routed east west from Wilder to Greene Street. The City has not completed a concept design for the park at this time. **The applicant requests that the sidewalk design requirement be extended until the next final plat to determine if it is possible or desirable to connect to the planned City park.**

The second condition required a street tree planting plan coordinating utility and driveway locations for single-family attached homes be provided prior to final plat approval of the first addition with single-family attached homes. This plat includes seven of these lots. **A final plan has not been approved by staff and the applicant requests that the plat be approved with a condition of staff approval of the street tree planting plan prior to building permits for these lots.**

PHASING INFRASTRUCTURE IMPROVEMENTS:

The first addition includes approximately 2/3 of the developable lots in the development. The proposed addition includes the extension of Wilder right-of-way all the way to the north property line to include the already installed water and sewer lines. However, the last 127 feet of the roadway is not paved with this addition. Two future developable lots are planned on this extension

with a future phase. Staff supports the current extension of right-of-way to cover the installed utilities and supports the deferral of paving with this first final plat. **Staff believes the Wilder paving will need to be planned with the next addition, but that the final determination of timing of the paving will be reviewed with the next proposed addition.**

The west part of the first addition includes the partial extension of Greene Street. Public utilities have been installed within Outlot ZZ beyond the area of the Greene Street paving. The utilities are partially within the planned full extension of Greene Street and a future planned Outlot that fronts upon N 500th Avenue. **Rather than partially dedicate right-of-way and a separate utility easement, a utility easement is provided for the water and sewer extension that is being accepted by the City as complete with this addition.**

FINANCIAL SECURITY OF PUBLIC IMPROVEMENTS:

The applicant has provided an agreement for the installation of street trees and sidewalks, including a shared use path on the west side of Wilder Avenue. The agreement requires the financial security for the sidewalks, which must be installed the earlier of three years or prior to issuance of a certificate of occupancy for a house on the lot.

The developer has provided a letter of credit in the amount of \$738,073.13 for the completion of public improvements, which the City Council is asked to accept, along with those improvements already completed. Quantities for the Letter of Credit (LOC) amount include all work matching the First Addition Public Improvement Plans.

ALTERNATIVES:

1. Approve the Final Plat for Sunset Ridge North Subdivision, First Addition based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans and defer the requirement for a sidewalk design and a construction within Outlot A to the next addition and for staff to approve the final street tree and driveway plan prior to building permits for single-family attached homes.
- B. Resolution accepting the completed public improvements and the Improvement Agreement and financial security in lieu of the installation of the remaining required improvements.
2. Deny the Final Plat for Sunset Ridge North Subdivision First Addition, based upon consistency with the approved preliminary plat or on the basis that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed first addition includes phasing of improvements, easements, and right-of-way dedication to address installed and planned utility infrastructure coordinated with the establishment of developable lots. Although extension of right-of-way without complete improvements is atypical, it meets the interest of the City for timing of extensions of infrastructure to the boundaries of the site.

The extension of completion of the two preliminary plat conditions is acceptable to staff as meeting the

intent of the preliminary plat approval. City staff has otherwise evaluated the proposed final subdivision plat and determined that the proposal substantially conforms with the 2023 Preliminary Plat approved by City Council and that it conforms to the adopted ordinances and policies of the city as required by code. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A - Location Map.pdf](#)

[Attachment B - Preliminary Plat \(2023\).pdf](#)

[Attachment C - Applicable Subdivision Law.pdf](#)

[2024-05-10 - 126400 - NORTH SUNSET RIDGE, 1ST ADDITION, FINAL PLAT.pdf](#)