

ITEM #: 25
DATE: 09-10-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: PHASING PLAN AMENDMENT AND FINAL PLAT FOR THE BLUFFS AT DANKBAR FARMS, THIRD ADDITION

BACKGROUND:

Friedrich Land Development Company, LLC is requesting approval of a Final Plat for The Bluffs at Dankbar Farms, Third Addition. This is a major subdivision that would create 24 lots for single family homes. Lots 1-20 are located west of Scenic Valley 7th Addition along the south ridgeline of the development. Lots 21-24 are located to the north near Cameron School Road and are the second phase of the Domani homes being within the Bluffs at Dankbar Farms Second Addition.

This is the second final plat for development of part of the larger Bluffs at Dankbar Farms Subdivision encompassing 87.19 acres (see Attachments A & B – Location Map & Proposed Final Plat). A Final Plat for The Bluffs at Dankbar Farms Second Addition, consisting of 15 single-family home lots, was approved in June. The entire subdivision for the Bluffs at Dankbar Farms includes a Preliminary Plat with a PRD Masterplan, which was approved for a total of 150 lots and other development. **The overall development is subject to a pre-annexation agreement, rezoning master plan agreement, and a phasing plan.**

The Third Addition creates Lots 1-24 for single family detached housing and two outlots (E and VV) for various purposes, including stormwater treatment, detention, open space, greenbelt preservation, pedestrian access and future development. Cartier Avenue will have right-of-way dedicated in Lot A extending from its current northwest end at the west end of Scenic Valley 7th Addition northwestward providing access to lots 1-20. Erickson Avenue will be extended in Lot B southward from its existing south end that was approved with the Second Addition to serve lots 21-24. Cartier and Erickson Avenue are the two streets being extended to serve the lots being created with the Third Addition. Future Plats will include extension of the street network as approved by the PRD Phasing Plan.

A Public Improvement Agreement in the amount of \$678,812.09 has been signed and a Letter of Credit has been received for that amount. The City Engineer has reviewed this amount against the required Public Improvements and agrees with this amount based on the required improvements.

A PRD phasing plan was approved in conjunction with the Preliminary Plat and PRD approval last year. The phasing plan must be adhered to as the subdivision is platted as it includes certain conditions triggered by development phasing, such as the extension of Erickson Avenue and approval of a private park.

The City Council is being asked to approve an amended PRD phasing plan with this addition as the developer is proposing to reassign the lots into different phases based on the lots they desire to plat with this Addition. Essentially, the developer is not fully building out parts of previously assigned phasing boundaries and does not want to trigger certain improvement obligations. Notably this includes the splitting of Phase 3 in the Domani area and adjustments to Phase 2 for the other area. Staff has reviewed the amended phasing plan and can support it, as it: 1) is found to provide for orderly development and phasing of development of the lots and street network

both with and after this Addition, and 2) meets the intent regarding when certain improvements are intended to be designed and built. The conditions and triggers of development are not changed overall, just the boundaries of phasing. (See Attachment C)

As the second final plat in this subdivision, a Development Agreement signed between the City and the developer required that a payment for the turn lane and traffic signal planned at the corner of GW Carver and Cameron School Road would be paid. The developer will provide this payment of the required \$135,000 prior to Council approval on September 10.

ALTERNATIVES:

1. Approve the Amended PRD Phasing and Third Addition of the Bluffs at Dankbar Farms based upon the finding that the Final Plat conforms to relevant and applicable design standards, ordinances and policies, and plans with:
 - a. Resolution approving amended PRD Phasing Plan
 - b. Resolution accepting Financial Security for Public Improvements, including the sidewalk and street tree agreement
 - c. Resolution approving Final Plat
2. Deny the PRD Amendment or Final Plat for the Third Addition of the Bluffs at Dankbar Farms on the basis that the proposed Plat does not meet the City's subdivision standards in Chapter 23.
3. Defer action on this item and request more information from staff or the applicant.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has reviewed the proposed Final Plat for The Bluffs at Dankbar Farms Third Addition and determined that the Plat meets the City's Subdivision Standards. Staff can support the amended PRD Phasing Plan. Upon payment of the \$135,000, the developer will be in compliance with all agreements. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

- [Attachment A-Bluffs at Dankbar Farms Subdivision-Third Addition- Location.pdf](#)
- [Attachment B- Bluffs at Dankbar Farms Third Addition.pdf](#)
- [Attachment C- Amended Phasing Plan.pdf](#)
- [Attachment D- Applicable Rules and Policies.pdf](#)