

ITEM #:	34
DATE:	08-12-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: THE BLUFFS AT DANKBAR FARMS 4TH ADDITION - FINAL PLAT AND POCKET PARK COMPLETION DATE EXTENSION

BACKGROUND:

Friedrich Land Development Company, LLC is requesting approval of a Final Plat for The Bluffs at Dankbar Farms, Fourth Addition. This is the Fourth final plat for a Planned Residence District (PRD) development that is part of the larger Bluffs at Dankbar Farms Subdivision that totals 87.19 acres (see Attachments A & B – Location Map & Proposed Final Plat).

The entire subdivision for the Bluffs at Dankbar Farms includes a Preliminary Plat with a PRD Masterplan, which was approved for a total of 105 lots and other development. **The overall development is subject to a pre-annexation agreement, rezoning master plan agreement, and a phasing plan.**

The Fourth Addition creates 34 Lots for single family detached housing. With this Final Plat the developer is amending the original Preliminary Plat by reducing the total number of lots by one. This is permitted as a minor amendment under Subdivision standards in Chapter 23. The minimum density is still met and overall design and layout is still otherwise the same.

Lots 1-14 are located along Cartier Avenue and extend around a cul-de-sac end to Cartier. Lots 15-17 are being created along the northward extension Erickson Avenue. Lots 18-28 are being created along Polo Avenue. Lot 34 is being created at the corner of Erickson and Cartier.

The Fourth Addition will complete the entire south residential portion of The Bluffs at Dankbar Farms. The remaining lots will be for the Domani II lots on the north side of the site.

PHASING OF DEVELOPMENT:

The PRD and Preliminary Plat approval in 2023 required a phasing plan (See Attachment C) that included separate planned phases of development that were to be completed in a specific order for both the Domani II development to the north and also the regular residential area to the south which is where this addition is proposed. Both areas have several planned phases. The original approval includes seven small phases for the subject area with regular home sites and six phases from Domani II. The first three phases of the south residential development were completed in 2023 and 2024. **The 4th Addition fully builds out the remaining four planned phases of the regular residential south development and creates required street connections and circulation consistent with the approved phasing plan.**

One of the main connections required is that of Erickson Avenue connecting this residential area to the Domani II portion of the Subdivision to the north. This provides a key connection between both areas and will provide for a full connection northward to Cameron School Road. The northern portion of Erickson Avenue was started with the Domani II area in 2024.

PRIVATE PARK APPROVAL:

As part of the PRD approval a private neighborhood park was required in an area between the Domani II part of the neighborhood and the south residential area along Erickson. As part of the 4th Addition, Erickson Avenue needs to be constructed. In conjunction with that extension, plan approval for the private pocket park is required on the east side of Erickson in Outlot G (See attachment D).

Planning and Parks and Recreation staff met with the developers and approved the park plan earlier this year. **The current phasing plan requires approval with Phase 3 and completion before Phase 4 housing construction. Because the proposed 4th Addition includes the remaining Phases 3-8 the developer requests an adjustment to the schedule to proceed with the Final Plat. If a change is not approved, Council will need to delay approval of the 4th Addition until the park is completed consistent with the phasing plan. The developer asks for Council to modify the timeline for the completion of the park until October 31, 2026.** Staff believes this change is consistent with the intent of original phasing plan and supports the change in timing. No financial security is included for the park improvements because they private improvements.

PUBLIC IMPROVEMENTS AGREEMENT:

The Final Plat includes a financial security for installation of required infrastructure and a sidewalk deferral agreement as is typical of residential subdivisions. The required improvements must be in place within three years of the approval of the final plat. A Public Improvement Agreement has been submitted and reviewed by staff in the amount of \$692,082. The Municipal Engineer has reviewed the items included with the agreement and approved the Public Improvements listed to be completed.

ALTERNATIVES:

1. Approve the Fourth Addition of the Bluffs at Dankbar Farms, accept the public improvements agreement with the sidewalk deferral agreement, and modify the completion date for the private pocket park until October 31, 2026.
2. Deny the Final Plat for the Fourth 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 Fourth Addition and determined that the Plat meets the City's Subdivision Standards. Consolidating the phases into the 4th Addition is approvable per the phasing plan with the modification of the completion date of the for the private pocket park. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

ATTACHMENT(S):

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

[Attachment B- Final Plat.pdf](#)

[Attachment C-The Bluffs Phasing Plan.pdf](#)

[Attachment D- Pocket Park Location on Phasing Plan.pdf](#)

[Attachment E- Applicable Rules & Policies.pdf](#)