

ITEM #:	<u> *</u>
DATE:	<u> 04-14-26</u>
DEPT:	<u> P&H</u>

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT FOR THE BLUFFS AT DANKBAR FARMS 5TH ADDITION

BACKGROUND:

Friedrich Land Development Company, LLC is requesting approval of a Final Plat for The Bluffs at Dankbar Farms, Fifth Addition. This is the Fifth 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 Attachment A – Location Map). This specific area is for the continued development of the Domani II small lot patio homes.

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 Fifth Addition creates 10 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 the Subdivision standards in Chapter 23. **The minimum density is still met and overall design and layout is still otherwise the same** (see Attachment B- Proposed Final Plat).

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, which is where this addition is proposed and also the regular residential area to the south. 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 Fifth addition Lots 1-10 represents phase 3B and phase 4 of the Domani II portion of the Bluffs at Dankbar Farms Subdivision.

As part of this phase of the subdivision the clubhouse and pool (Lot 11) is required to be constructed at the corner of Columbus Drive and Erickson Lane. The Clubhouse and pool must be constructed before construction of a new home in future Phase 5 to the east.

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 \$226,788.50. The Municipal Engineer has reviewed the items included with the agreement

and approved the Public Improvements listed to be completed.

ALTERNATIVES:

1. Approve the Fifth Addition of the Bluffs at Dankbar Farms and accept the public improvements agreement.
2. Deny the Final Plat for the Fifth 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 Fifth Addition and determined that the Plat meets the City's Subdivision Standards. The Fifth Addition continues the development of the Domani II portion of the Bluffs At Dankbar Farms and is consistent with the phasing plan. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

ATTACHMENT(S):

[Attachment A-Bluffs at Dankbar Farms 5th Addition Location.pdf](#)

[Attachment B- Bluffs 5th Addition - Final Plat.pdf](#)

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