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City Council

Approval of the Village at Mill Pond Phase I Final Plat

Agenda Date: 10/27/2015
Agenda Item Number: 4.D
File Number: 15-0946

Type: decision **Version:** 1 **Status:** Passed

Title

Approval of the Village at Mill Pond Phase I Final Plat

Recommended Action

Committee Recommendation:

Not referred to a committee

City Manager Recommendation:

Move to approve the Village at Mill Pond Phase 1 Final Plat and authorize the mayor to sign the Plat Map.

Report

Issue:

Whether to approve the Final Plat of Village at Mill Pond Phase 1.

Staff Contact:

Cari Hornbein, Senior Planner, Community Planning and Development, 360-753-8048.

Presenter(s):

None; consent calendar item.

Background and Analysis:

The Preliminary Plat for Village at Mill Pond was approved by the Hearing Examiner in June 2011, contingent upon approval of the Master Plan by City Council. The Master Plan was approved by Council in September 2011 (Ordinance 6773) with a mix of housing types totaling 299 residential units, commercial and community buildings, and open space (see attached Master Plan). Design standards for the development were also approved under Ordinance 6773.

Mill Pond Limited Partnership is the owner/developer of Village at Mill Pond and is seeking final plat approval for Phase 1 (see attached Final Plat Map). Final plats are reviewed for consistency with the Preliminary Plat approved by the Hearing Examiner and subdivision documentation requirements of the City and State. In addition, developments with "village-zoned" sites must conform to the approved Master Plan Ordinance for the site.

Village at Mill Pond will be constructed in five phases (see attached Phasing Exhibit). Phase I of the Final Plat includes:

- 45 single family detached lots;
- Two townhome units on Lots 34 and 35;
- Tract B for stormwater facilities;
- Tract H for park purposes;
- Tract I for tree preservation and pedestrian path; and
- Tracts K, L, and M for private alleys.

All streets and utilities have been installed and inspected for compliance with city engineering standards. City and County agency staff have reviewed the final plat application for Phase 1 and have concluded that the subdivision and associated public improvements conform to the Master Plan, the Hearing Examiner's decision (see attached Conditions of Approval), and all pertinent regulations. Final Plat approval is recommended for Village at Mill Pond Phase 1.

Neighborhood/Community Interests (if known):

None known.

Options:

1. Move to approve the Village at Mill Pond Phase I Final Plat and authorize the mayor to sign the Plat Map.
2. Remove this item from the Consent Calendar and move to a future Council agenda for further discussion.

Financial Impact:

None.