



City Council

Approval of the Village at Millpond Phase 2 Final Plat

Agenda Date: 7/9/2019
Agenda Item Number: 4.C
File Number: 19-0616

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

Title

Approval of the Village at Millpond Phase 2 Final Plat

Recommended Action

Committee Recommendation:

Not referred to a Committee.

City Manager Recommendation:

Move to approve the Village at Mill Pond Phase 2 Final Plat and authorize the mayor to sign the plat map.

Report

Issue:

Whether to approve the Village at Mill Pond, Phase 2 Final Plat.

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 the Village at Mill Pond was approved by the Hearing Examiner in June 2011, contingent upon approval of the Master Plan by the 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. Amendments to the design criteria were recently approved by the City Council on June 18, 2019 under Ordinance 7198.

Mill Pond Limited Partnership is the owner/developer of Village at Mill Pond and is seeking final plat approval for Phase 2 (see attached final plat map). Final plats are reviewed for consistency with the preliminary plat approved by the Olympia Hearing Examiner and subdivision documentation requirements of the City and State.

Village at Mill Pond was initially going to be constructed in five phases, but in 2017, the owner/developer requested and received a modification of the phasing plan to reduce the number of phases to three. Phase 2 of the Final Plat includes:

- 45 single family detached lots;
- Tract 2A and 2B for park, open space, and trail access purposes;
- Tract 2C, dedicated to the City for future street purposes; and
- Tract 2D for a private alley.

All streets and utilities have been installed and inspected for compliance with city engineering standards. City and County staff have reviewed the final plat application for Phase 2 and have concluded that the subdivision and associated improvements conform to the Master Plan, the Hearing Examiner's decision (see attached Conditions of Approval), and all pertinent regulations. A completion bond in the amount of \$103,700.00 has been filed with the City to cover the final asphalt lift, park improvements, and street light pole removal and replacement.

Neighborhood/Community Interests (if known):

None known.

Options:

1. Approve the Village at Mill Pond, Phase 2 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.

Attachments:

Final Plat Map
Plat Improvements Acceptance Letter
Preliminary Plat Conditions of Approval with Staff Findings
Master Plan