



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2019

Re: Truman Solar – Final Plat (Case #202-2019)

Executive Summary

Approval of this request would result in the creation of a 90.28-acre lot, located on the south side of I-70 Drive Southeast approximately 2,000 feet east of St. Charles Road.

Discussion

The applicant, Gardner Capital (agent), on behalf of Dunlop Development, LLC (owner), is seeking approval of a one-lot final plat of a 90.28-acre portion of a larger 140 acre property located on the south side of I-70 Drive SE. The applicant wishes to construct a privately owned and operated 10 MW solar energy facility on the subject parcel which they are leasing from Dunlop Development, LLC. The solar facility was authorized pursuant to the "Truman Solar PD Plan," which was approved by Council in October 2018. The PD plan serves as the site's preliminary plat.

The applicant's development of the subject site will fulfill contractual obligations contained within a Power Purchase Agreement between the applicant and the City. The subject acreage is not presently a "legal lot" and the release of funding for construction by the applicant's lender is pending approval of the proposed platting action. Approval of the plat will confer "legal lot" status on the acreage and permit issuance of full construction permits for the site. In September, the applicant obtained land disturbance permits to begin site preparation.

The final plat is in substantial compliance with the approved PD plan and meets all other UDC standards. Pursuant to the PD Plan approval, street trees and sidewalks will be installed along the property's I-70 Drive Southeast frontage and screening and landscaping will be installed on the western and southern property boundaries. Additionally, 66 feet of right-of-way for a new major collector roadway (preliminarily named 'Solar Road'), and 3 feet of additional right-of-way for I-70 Drive SE, are shown as being dedicated on the plat.

Based upon both internal and external staff review and the finding that the plat is in compliance with the PD Plan and UDC regulations it is recommended for approval.

Locator maps and a copy of the final plat are attached for your review.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the applicant.

Long-Term Impact: Long-term impacts would be incurred as part of fulfilling the obligations of the "Power Purchase Agreement" between the applicant and City. Additional long-term impacts may include construction costs associated with the future improvement of the major collector street along the western boundary of the subject property.

Vision & Strategic Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Environmental Management

Legislative History

Date	Action
12/17/2018	Authorizing amendment to power purchase agreement with Truman Solar, LLC. (Ord. 023738)
10/1/2018	Rezoned property from A (Agriculture) to PD (Planned District) (Ord. 023659)
2/5/2018	Authorizing a small generator interconnection agreement with Truman Solar, LLC. (Ord. No. 023474)
2/5/2018	Authorizing a solar project power purchase agreement with Truman Solar, LLC. (Ord. No. 023473)

Suggested Council Action

Approve the "Truman Solar Final Plat."