



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: The Vineyards, Plat No. 5 – final plat (Case #16-73)

## Executive Summary

Approval of this request will create a one-lot final plat to be known as “The Vineyards, Plat No. 5.” The property will be transferred to the City for use as a public park.

## Discussion

The applicant is requesting approval of a final major plat of 42.8 acres of R-1 (One-Family Dwelling District) zoned land to create a single lot to be used as a public park. The lot will be transferred to the City upon approval of a concurrent purchase agreement negotiated between the City and the property owner. The City Parks and Recreation Department anticipates gathering public input on options for future park development in the summer of 2020.

18 acres of the subject tract were required to be donated to the City as part of a 2005 development agreement between the property owner and the City. A recent revision to the preliminary plat for the Vineyards development (approved 12/21/15) created an opportunity to negotiate acquisition of the remaining 24.5 acres. The plat presented for approval was required as part of an amended development agreement associated with the revised preliminary plat and was to be submitted within 180 days of the of the preliminary plat approval. The submitted final plat is in compliance with the terms of the amended development agreement governing the site and complies with all applicable development regulations.

The plat includes right-of-way to accommodate an extension of El Dorado Drive into and through the site in order to provide access to the park and a future PUD (Planned Unit Development) to the north. The development agreement associated with the revised preliminary plat also requires additional access to be provided to the site via a public street when residential lots are platted to the east of the property.



## Fiscal Impact

Short-Term Impact: A capital expenditure of \$33,728 will be incurred to acquire the 24.8 acres of land not being donated.

Long-Term Impact: Improvement and maintenance costs associated with installed park facilities. Costs will be off-set by Parks and Recreation user fees and departmental budget allocations.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
12/21/2015	Revised preliminary plat and development agreement approved – The Vineyards, Plat No. 2 (B 347-15)
11/21/2005	Preliminary plat approved – The Vineyards, Plat No. 1 (B 266-05A)

## Suggested Council Action

Approval of the final plat of “The Vineyards, Plat No. 5”