



Legislation Text

File #: RES 11-402, **Version:** 1

Memorializing City Council action taken February 16, 2011, approving the Preliminary Plat for Melissa Hill Addition.

Resolution memorializing City Council action approving a Preliminary Plat for Melissa Hill Addition

WHEREAS, Phillip Gustafson, in Zoning File No. 10-906-663, has submitted for City Council approval the attached preliminary plat for Melissa Hill Addition, located at 589 Burlington Road (north side at Upland & Groveland) to create seven (7) residential parcels; and

WHEREAS, the appropriate City departments have reviewed the preliminary plat and found, subject to the recommended conditions, that it meets the requirements of Chapter 69 of the Zoning Code; and

WHEREAS, notice of a public hearing before the City Council was duly published in the official newspaper of the City and notices were mailed to each owner of affected property including all property situated within 350 feet of the subject property; and

WHEREAS, the City Council held a public hearing on the proposed plat on February 16, 2011, where all interested parties were given the opportunity to be heard, and the Council considered all the facts and recommendations concerning the plat;

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts and approves the attached preliminary plat for Melissa Hill Addition, located at 589 Burlington Road (north side at Upland & Groveland), subject to the following conditions:

1. A wetland determination by a qualified professional is provided for Lot 1 prior to submission of the final plat. If it is determined that a non-exempt wetland exists on Lot 1, the final plat will be revised accordingly.
2. The final plat is submitted for City Council approval within one year following approval of this preliminary plat.

Conditions to be placed on a final plat approval include:

- a. A parkland cash dedication in the amount of \$1987.33 is paid prior to the city clerk signing the final plat.
- b. Prior to development, each lot will undergo site plan review to address the issues and comply with the conditions identified as part of the preliminary plat site plan review (File # 10-927623) and as required by the Zoning Code in Section 61.402. Among other items, the review will include a tree preservation plan, and an erosion/sediment plan.
- c. As each lot gets developed, a copy of a certified survey of the whole site showing existing building(s), new structure(s), and addition(s), as well as site drainage must be submitted.

AND BE IT FURTHER RESOLVED, that the City Clerk shall mail a copy of this resolution to the Applicant, the Zoning Administrator, and the Planning Administrator.