



## Legislation Details (With Text)

<b>File #:</b>	23-0401	<b>Version:</b>	1	<b>Name:</b>	Genesis Plaza Phase III - Preliminary Plat
<b>Type:</b>	Planning Item	<b>Status:</b>		<b>Status:</b>	Regular Agenda
<b>File created:</b>	12/15/2023	<b>In control:</b>		<b>In control:</b>	Planning Commission
<b>On agenda:</b>	12/21/2023	<b>Final action:</b>		<b>Final action:</b>	12/21/2023
<b>Title:</b>	Genesis Plaza Phase III - Preliminary Plat				
<b>Sponsors:</b>	Planning Commission				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Genesis Plaza Phase III Preliminary Plat				

Date	Ver.	Action By	Action	Result
12/21/2023	1	Planning Commission	approved	Pass

### Genesis Plaza Phase III - Preliminary Plat

**SUMMARY:** The developer is proposing the extension of a loop road and 11 additional lots. The addition will include new water lines and sewer lines. The actual distance of new infrastructure is not available, as it is still in the design phase with their engineer. Those numbers will be provided before final plat is submitted.

**STAFF RECOMMENDATION:** There are several notes and corrections shown on the submitted plat. City staff was waiting to hear back from the city's hired engineering firm for their comments in relation to the design for the Interstate Drive extension. However, we have not heard back from them in time for the agenda creation deadline. All the notes and corrections will be sent to the developer and hopefully a corrected plat will be available by meeting time. If a corrected plat has not been received staff will recommend approval of the preliminary plat subject to the corrections, which will be listed in the minutes at the meeting. There is also a chance that some additional drainage and utility easements will be necessary along the proposed extension of Interstate Drive. Staff does not feel that those would require a significant change in the design, and can be represented on the final plat, when it is submitted. If the comments from the city's engineering firm do cause a significant change, then a new preliminary plat will be submitted to the Planning Commission.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the preliminary plat subject to any changes