



## Legislation Text

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**File #:** 20-0328, **Version:** 1

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### Maple Glen Phase 2 - Final

**SUMMARY:** Habitat for Humanity is proposing the second phase of their development off Iris Circle. This phase consists of 19 lots. All infrastructure has been installed, inspected, and approved by City staff. There is significant change from the approved Preliminary plat. The developer is proposing a change in road name at the intersection of the new road and the existing two roads, East Fuller and Carol. The new road, which would be in alignment with East Fuller Drive, is proposed to be Dewey Drive. Staff is recommending that the developer install a three-way stop at the intersection of the three roads to better differentiate the name changes and prevent a road name change in “mid-stream.” The installation of the additional road signage would be the responsibility of the developer.

Also, there is a temporary cul-de-sac that has been constructed at the current “end” of Dewey Drive. A Letter of Credit has been provided to the City for the amount to finish the cul-de-sac in the event the developer fails to move forward and not finish the paving of the cul-de-sac. The LOC is in the amount of \$13,309. This estimate was generated by the City engineer and the amount was approved by staff.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat and acceptance of the Letter of Credit.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the plat and accept the letter of credit.