

**CITY OF LA VISTA
MAYOR AND CITY COUNCIL REPORT
JULY 17, 2012 AGENDA**

Subject:	Type:	Submitted By:
APPLICATION FOR REPLAT AND SUBDIVISION AGREEMENT APPROVAL — LOTS 1 & 2, SOUTHWIND REPLAT THREE (NE OF 96 TH & GILES)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	ANN BIRCH COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS

A public hearing has been scheduled and resolutions have been prepared to approve a replat application and subdivision agreement for Lots 1 and 2, Southwind Replat Three (a replat of Lot 177, Southwind), generally located northeast of 96th Street and Giles Road. *Staff is requesting the public hearing be continued to the August 7, 2012 Council meeting.*

FISCAL IMPACT

None.

RECOMMENDATION

Approve.

BACKGROUND

A public hearing has been scheduled and resolutions have been prepared to approve a replat application and subdivision agreement for Lots and 2, Southwind Replat Three, generally located northeast of 96th Street and Giles Road. The application was submitted by Kimley-Horn and Associates, Inc. on behalf of the property owner, BHI Development Inc. The property is zoned C-1, Shopping Center Commercial, with the Gateway Corridor Overlay District. The property is currently vacant; proposed Lot 1 is anticipated to be developed as a Walmart Neighborhood Market.

A subdivision agreement has been prepared and details the responsibilities of the parties including access to the development, construction of sanitary sewers, shared roadway construction, payment of tract sewer connection fees, payment of storm water management fees, sidewalks and other improvements.

Staff is requesting a continuance of the public hearing to the August 7, 2012 Council meeting. The applicant needs additional time to prepare the final documents for the subdivision agreement.

On November 17, 2011, the Planning Commission unanimously recommended approval of the proposed replat to Council subject to the conditions as noted in the staff report.