



Legislation Text

File #: 17-274, **Version:** 1

FINAL PLAT (FP) APPLICATION FP17-02: MONTEBELLO 95 ADDITION - 9191 WEST BETHANY HOME ROAD

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Purpose and Recommended Action

This is a request for City Council to approve the Final Plat for Montebello 95 Addition, located at 9191 West Bethany Home Road. The Final Plat should be approved.

Background

Montebello 95 Addition is a 3-lot commercial subdivision on approximately 70.947 acres. Lot sizes will consist of the following:

- Lot 1: 54.469 acres.
- Lot 2: 6.406 acres.
- Lot 3: 2.561 acres.

The three lots will be served by public streets with vehicular access provided at Bethany Home Road, 91st Avenue, 95th Avenue, and Montebello Avenue. The Final Plat will provide right-of-way dedications totaling 7.512 acres for the future construction of 91st Avenue, 95th Avenue, and Montebello Avenue. Bethany Home Road has already been constructed adjacent to the site.

Analysis

Approval of the Final Plat will allow future development opportunities and establish the required rights-of-way for future road construction. Approval of this request will help implement the Stadium Parking Settlement Agreement.

Previous Related Council Action

On October 13, 2015, the City Council authorized the City Manager to acquire the subject property. On September 15, 2015, City Council provided direction for the City Manager and City Attorney to take all necessary actions to acquire real property pursuant to Council priorities. At their Voting Meeting on November 25, 2008 the City Council approved a general plan amendment and rezoning application for Contrada. The general plan identifies the site as Entertainment Mixed Use (EMU) and the site is zoned Planned Area Development (PAD). The property was annexed by the City Council on January 14, 2003.

Community Benefit/Public Involvement

Approval of this request would allow future mixed commercial land use opportunities in an established part of the city with nearby infrastructure and amenities.