



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 3/4/2025
Agenda Section: Consent Agenda

Department Origination: Community Development

Agenda Item: Adopt Resolution 2025-029 approving the Final Plat of "Common Interest Community Number 1088 Fairview Office Park Sixth Supplemental CIC Plat"

Approval Required: Simple Majority Vote

BACKGROUND

On September 19, 2006, the City of Baxter approved the Fairview Office Park. On June 19, 2007, the City of Baxter approved an amendment to the Fairview Office park to allow the first of eight buildable lots in the development. At that time, seven remaining buildable lots and the common space in the development were platted into outlots until future development moved forward. Since 2007, the city has approved revised plats to allow five of the eight buildable lots to be converted from outlots to Lot and Block properties for the construction of new buildings in the development. The applicant is requesting a final plat to allow the sixth of eight buildable lots to be re-plated from Outlot C to Lot 1, Block 1 of the Sixth Supplemental CIC Plat for the construction of the sixth building.

The Fairview Office Park development has been developed with the exception of the remaining building pad sites. Therefore, the only construction area proposed is the building pad area.

Park Dedication

Park dedication is due for the office property. Based on the current fees, \$1,309 (7,480 square feet x 5% x \$3.50 per square foot) is due for the property. Staff has added a condition to the approving resolution requiring that the park dedication fee is paid prior to filing the plat.

FINANCIAL IMPLICATIONS

None.

STAFF RECOMMENDATIONS

Staff recommends approval of the final plat, subject to the conditions in the draft resolution.

COUNCIL ACTION REQUESTED

Adopt Resolution 2025-029 approving the Final Plat of "Common Interest Community Number 1088 Fairview Office Park Sixth Supplemental CIC Plat".