

Staff Report

Subject: Final Plat Approval (Fifth District)
Author: Chelsie Fernald, Planner
Department: Development Services
Meeting Date: May 16, 2023
Item Description: Newton Wallace of Kern & Co. requests approval of the major subdivision final plat for Northgate Industrial Park, Phase I. **Map #478 Parcel #2**

Summary Recommendation:

Staff have reviewed the final plat, and recommend approval of the major subdivision final plat for Northgate Industrial Park, Phase I.

Executive Summary/Background:

- The 182.136-acre subdivision contains 5 parcels:
 - Lot 1 as 28.118 acres
 - Lot 2 as 30.424 acres
 - Lot 3 as 26.378 acres
 - The remaining portion of Tract – 3 will consist of 77.999 acres
 - The north 19.217 acres of the tract contains common area with a private access and utility easement.
- The lots will be served by a private road. General Way, which has 100' ROW, will remain private until construction is complete, and will be dedicated to the county at that time.
- Site development, stormwater management plans, and floodplain regulations have been reviewed for each parcel prior to approval for development.
- The lots will be served by County water and sewer.
- Staff reviewed the final plat and checklist. All documents are in order, and consistent with the concept plan on file.

Alternatives for Commission to Consider

- 1 - Approve the major subdivision final plat for Northgate Industrial Park, Phase I
- 2 - Take no action

Recommended Alternative: Alternative 1

Other Alternatives: N/A

Department Review: Development Services

Funding Source: No new funding requested.

Attachments:

1. Final Plat for Northgate Industrial Park, Phase I
2. Final Plat Submittal Form & Checklist.