

J. FINAL PLAT NO. 2008-23 - SHOPPES AT DEER CREEK WOODS III, FIFTH PLAT - 7381 West 133rd Street

1. APPLICANT: Polsinelli Shalton Flanigan Suelthaus, PC is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a final plat for an office condominium plat.
3. LOCATION: The 0.52-acre property is located at 7381 West 133rd Street.
4. EXISTING ZONING: This property is currently zoned MXD, Planned Mixed Use District.
5. ANALYSIS: The applicant is requesting approval of a final plat for an office condominium development in Shoppes at Deer Creek Woods. This four-story building with underground parking is under construction, and the applicant now wishes to be able to sell off each tenant space separately. The remainder of the lot would be owned by the owner's association including open space and parking spaces. This lot was previously platted, therefore, the applicant will not be required to pay Excise Tax. Staff has reviewed the plat and, except for some minor technical issues, all ordinance requirements have been met.
6. STAFF RECOMMENDATION: Staff recommends approval of Final Plat No. 2008-23, Shoppes at Deer Creek Woods III, Fifth Plat, subject to the following stipulations:
 - a. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.