



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

Thru: Ted Shekell, Planning Director
Walter Denton, City Administrator

Date: September 27, 2004

Subject: Ordinance No._____: An Ordinance approving the Final Plat for the Stone Briar - 1st Phase Subdivision, **(1st READING)**

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Tuesday, September 7, 2004 and had no concerns with the Final Plat.

Background:

- Applicant: Stone Briar, LLC
- Generally located ½ mile north of the intersection of Interstate 64 and Old Collinsville Road, on the eastern side of Old Collinsville Road.
- Preliminary Plat includes a total of 169 single-family lots
- Final Plat for the 1st Phase of Stone Briar Subdivision to include 101 units.
- One access point located off of Old Collinsville Road with future connections to properties to the north, east, and south.
- Annexation of 88.41 Acres. The annexation agreement governing the property requires the developer to pay the full annexation fee of \$2,250 per unit on the 169 lots, which will total \$380,250 in annexation fee revenue to the City over the life of the subdivision's construction.
- The primary street running east and west through the subdivision will be considered as a minor residential collector with a ROW of 60', pavement width of 36', and a 7' tree parkway on each side of the roadway between the curb and sidewalk. All other streets will be minor local residential streets with 50' ROW and 30' pavement width back to back of curb.
- The developer agrees to dedicate to the City, and City will accept at its discretion, land designated as Outlot A (Park/Common Area), a total of 8.42 Acres as shown hatched on the attached preliminary plat, for the purpose of providing park and open space to the community.
- Final Plat is consistent with the approved Preliminary Plat.

Legal Considerations, if any: None

Budget Impact: None.

Staff recommendation: Approval of the Final Plat.