



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council  
**Thru:** Ted Shekell, Planning Director  
Walter Denton, City Administrator  
**Date:** October 27, 2004  
**Subject:** Ordinance No.\_\_\_\_: An Ordinance approving the Final Plat for the Cobblestone Ridge Subdivision, (1<sup>st</sup> **READING**)

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**List of Committees that have reviewed:** The Community Development Committee reviewed this project at its Tuesday, October 19, 2004 and gave their approval.

### **Background:**

- Applicant: SMR, LLC, Rich Gorazd, Inc.
- Subdivision is located northeast of the northern portions of Steeplechase and Hearthstone Subdivisions and west of Weil Road.
- Final Plat for the first phase of the Cobblestone Ridge Subdivision will include 39 units.
- The Preliminary Plat consists of a 170 single family lot subdivision on 143.56 acres.
- The subdivision includes two access points from Weil Road and a stub street along the south property line of the subdivision to connect to the property to the south.
- The Preliminary Plat was approved with a variance to the street width in exchange of constructing a minimum five foot landscaped area on each side of the street for the planting of street trees.
- The developer agreed to construct a landscape berm with a sidewalk along the west side of Weil Road.
- The water and sewer lines are in along Weil Road to serve the development.
- Final Plat is consistent with the approved Preliminary Plat.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** On October 14, 2004, staff reviewed the final plat and improvement plans for the subdivision and has tentatively approved the final plat and improvement plans.