



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: December 15, 2004

Subject: Ordinance No.____: An Ordinance approving Hearthstone Plat 4 (The Enclave) of Hearthstone Subdivision (**1st READING**)

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Monday, December 13, 2004 and gave their approval.

Background:

- Applicant: Taylor-Morley, Inc.
- Subdivision is located north of O'Fallon Troy Road, west of Seven Hills Road and east of Steeplechase Subdivision.
- Hearthstone Plat 4 (The Enclave) Final Plat consists of 30 villa units and is Phase II of the villa units.
- Preliminary Plat consists of 155 single family lots consisting of 54 villas units, 26 single-family homes in the estates and 75 single-family homes in the manors on 104.50 acres.
- Villa units include an access from O'Fallon Troy Road.
- Final Plat is consistent with the approved Preliminary Plat.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: On December 2, 2004, staff reviewed and tentatively approved the final plat for the subdivision.