



City Council Agenda Item

To: Mayor Graham and City Council

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

Date: April 13, 2005

Subject: Final Plat Ordinance for Windsor Creek Subdivision, Phases 2, 3, and 4

List of Committees that have reviewed: The Community Development Committee reviewed this project at its April 11, 2005, meeting and unanimously recommended approval.

Background: This ordinance provides for the final plat of 117.99 acres and 190 single family homes in the Windsor Creek Subdivision, previously known as Beogle-Schmisser. Specifically:

Phase 2 = 25.44 acres and 48 home lots, including one archeological site that will remain undisturbed (Outlot C)

Phase 3 = 67.57 acres and 73 home lots

Phase 4 = 24.98 acres and 69 home lots.

There are two primary creek crossings to be constructed by the developers, with the crossings creating less than 100 feet of creek disturbance per crossing.

The three phases are consistent with the preliminary plat and the annexation agreement, with the exception of Phase 3, which has the elimination of a street connection, thereby creating a cul-de-sac on Hightower Place Drive south of Longfellow Drive. This has been reviewed and recommended by engineering due to future drainage problems that would have resulted due to the roadway connection. It was determined that, in the event of a blockage of the culvert due to debris, water was likely to back up between lots 181-188 and lots 189-197 and cause flooding of basements on those lots.

Engineering and planning staff have worked with the developer for the better part of three months in getting these plans to the point of approval. All necessary agency sign-offs have been received, and the final plat is cleared for first reading.

Legal Considerations, if any: None

Budget Impact: The City will received \$2,250 in annexation fees at the time of building permit for each lot. All other fees and provisions per City ordinance.

Staff Recommendation: Approval.