



## City Council Agenda Item

**To:** Mayor Graham and City Council  
**From:** Walter Denton, City Administrator  
Ted Shekell, Planning Director  
**Date:** July 27, 2005  
**Subject:** Final Plat Ordinance for Clock Tower Plaza/Green Mount Lakes Final Plat

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**List of Committees that have reviewed:** The Community Development Committee reviewed this project at its July 25, 2005, meeting and unanimously recommended approval.

**Background:** This ordinance provides for the final plat of 25.04 acres. The plat includes 54 town homes and 132 condominium units on 20.13 acres and 15.18 acres will remain common ground. The development also includes a 29,196 square foot retail center on 4.91 acres. The residential component will have private streets designed to minimum City standards for pavement thickness. The private streets in the town homes portion will be 30' wide. No public rights of way are provided, with all streets and driving aisles being private. These streets will be treated as Outlots to be maintained by the condo association. The parking areas for the condos will also be located in an Outlot and will have access, utility and drainage easements placed across them. The water and sewer lines will be public and placed in easements.

The property is partially located within the 100 year floodplain of Richland Creek to the west, which is also noted as a riparian area on the City's Comprehensive Plan. The developer proposes to place fill that will elevate the structures out of the 100 year floodplain but outside the regulated floodway. A CLOMR-F (Conditional Letter of Map Revision based on fill) will need to be obtained prior to any grading or construction on the site, and a final LOMR will need to be obtained from FEMA prior to issuance of any building permits.

The development will have one point of access that will be located on Frank Scott Parkway and will be shared with the Apartments at Green Mount. Upon buildout, the entry point will meet safety warrants for a traffic signal, which the developer has agreed to install at their sole cost. This signal will require improvements to Frank Scott Parkway, which will include turn lanes into and out of the site. The improvements and traffic signal will require an agreement with the County.

**Legal Considerations, if any:** None

**Budget Impact:** None

**Staff Recommendation:** Approval with the conditions that staff receives an agreement for the roadway improvements and traffic signal and that the developer receives a CLOMR-F from the Federal Emergency Management Agency.