



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: August 15, 2005

Subject: Ordinance No.____: An Ordinance approving the Final Plat for the Stone Bridge Estates Subdivision (**1st READING**)

Ordinance No.____: An Ordinance approving the Final Plat for Phase 1 of the Stone Bridge Villas Subdivision (**1st READING**)

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Monday, August 8, 2005 meeting and voted 4-0 to take the final plats for the Stone Bridge Villas and Stone Bridge Estates to the Council for first reading with the condition that revised plans are received and reviewed by staff prior to preparing the items for the Council meeting, which has been done.


Attachments: The Ordinance includes as attachments a letter from the applicant requesting certain variances (which are identified in the summary below), the Final Plat for Stone Bridge Villas, and the Final Plat for Stone Bridge Estates.

Stone Bridge Villas Background:

- Applicant: Stone Bridge Villas, LLC
- Located east of Hartman Lane and north of Frank Scott Parkway
- Villas include 110 units on 36.91 acres
- Zoned MR-1(P)
- Preliminary plat (development plan) was approved during plan use rezoning process.
- Development must meet the requirements of new Subdivision Ordinance and Development Control Manual
- The Villas provides a street stub to the south to accommodate a future street connection to Frank Scott Parkway
- A secondary access to Hartman Lane, consisting of a private drive aisle, minimum 22' in width, on the five acres reserved for the church, will be constructed as part of the first phase of the development. It will be used as emergency access only.
- The Planned Use approval includes a condition which requires that all grading, street and utility construction will be done in a single phase for the entire planned development. The developer is requesting a variance to the Planned Use approval to construct the grading, streets, and utility in three phases as indicated in the attached Final Plat. While all three phases will be final platted with adoption of this ordinance, construction of infrastructure in Phase 1 will proceed first with Phases 2 and 3 to

commence in the future without further Final Plat approval. As such, utilities and right-of-ways for sanitary sewer and storm water sewer construction and maintenance, needed for Phase 1 but located in the second and third phases of the Villas development, will be dedicated at the time of this Final Plat approval. In turn, the developer will post a 100% letter of credit for infrastructure improvements for the entire Villas Development to ensure that all improvements will be done.

- The applicant also requests a variance from Section 6.4 of the subdivision ordinance that prohibits building permits from being issued on a phase until the public improvements for that phase are built and inspected by the City. The applicant wants three building permits, one for the pool/clubhouse and two for the model condominiums indicated as buildings one and two on the Final Plat which the applicant requests to be released prior to street and infrastructure completion of the first phase. If the City Council grants this variance, it should be noted that occupancy would not be granted for any of the three buildings until all infrastructure improvements are inspected and approved by the City.
- Intersection design study was completed by TWM and is under review by the St. Clair County Highway Department. The project will require a southbound left turn lane on Hartman Lane. The turn lane will be constructed within twelve (12) months of Final Plat approval.
- IDNR is reviewing the location of the floodway limits and is expected to comment via a permit review letter which will be forthcoming from IDNR. This will not affect any land in this first plat phase so the letter would not be required until later phases.
- Final Plat is consistent with the approved Preliminary Plat.
- The applicant has asked the City Council to allow a credit for their private open space and amenity improvements, and they have agreed to provide the balance in the form of a cash fee in lieu pursuant to the Subdivision Development & Control Ordinances' required Park Lands Dedication provisions. Of the 1.30 acres required for this development, the following calculation was used to derive the dedication and fee-in lieu amounts:

<p>a) <u>Estimated Residents</u> 110 attached SF units <u>x 1.97 residents/unit</u> 216.7 residents</p>		<p><u>Park Land Required</u> (@ 6acres/1,000 residents) <u>216.7 residents</u> 1,000 residents X 6 acres = <u>1.30 acres</u></p>
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- b) Up to 50% of the 1.3 acres can, by ordinance, be requested for credit through private open space within the subdivision. The applicant has provided 0.51 acres private open space surrounding the interior lake. (outstanding balance: 1.30 acres – 0.51 acres = 0.79 acres)
- c) The ordinance also allows up to 10% credit toward the park dedication requirement for amenities such as playgrounds, pavilions, and pools in the park space. In this subdivision, the clubhouse and pool construction is valued at \$350,000. 10% for this subdivision, the equivalent of 0.13 acres or \$6,630 (0.13 x \$51,000), is requested as a credit. (outstanding balance: 0.79 acres – 0.13 acres = 0.66 acres)
- d) The applicant has requested to pay \$33,660 (0.66 acres x \$51,000) to the City for the remaining dedicated park lands balance.

