



City Council Agenda Item

To: Mayor Graham and City Council
From: Walter Denton, City Administrator
Ted Shekell, Planning Director
Date: September 1, 2005
Subject: Final Plat Ordinance for Clock Tower Plaza/Green Mount Lakes Final Plat

List of Committees that have reviewed: The Community Development Committee reviewed this project at its July 25, 2005 and its August 22, 2005 meetings 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. In order for the developer to apply for these revisions, the City is required to sign a Community Acknowledgement Form. The City's independent consultant has reviewed the drainage calculations for the project and has recommended that the City sign the Community Acknowledgement Form which will allow the developer to file a CLOMR-F for the project and later obtain the LOMR-F.

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. On September 9, 2004, staff reviewed the Frank Scott Parkway East Roadway Improvements and the intersection design study. The roadway improvements to Frank Scott Parkway have also been approved by the County and an agreement on the installation of the traffic signal has been prepared. The City is in receipt of a draft agreement, but to staff's knowledge all parties have not signed the agreement.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: On July 15, 2005, staff reviewed and tentatively approved the final plat and improvement plans for the development. Staff recommends approval with the conditions that staff receives an agreement for the roadway improvements and traffic signal and that the developer receives a CLOMR-F and a final LOMR-F from the Federal Emergency Management Agency.