



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: October 12, 2005

Subject: Ordinance No.____: An Ordinance approving the Final Plat for First Addition of Cobblestone Ridge Subdivision (**1st READING**)

List of Committees that have reviewed: The Community Development Committee reviewed this project at its Tuesday, October 10, 2005 and gave their approval.

Background:

- Applicant: SMR, LLC, Rich Gorazd, Inc.
- Subdivision is located northeast of the northern portions of Steeplechase and Hearthstone Subdivisions and west of Weil Road.
- Final Plat for the First Addition of Cobblestone Ridge Subdivision will include 31 single-family residential units.
- The Preliminary Plat consists of a 170 single family lot subdivision on 143.56 acres.
- The subdivision includes two access points from Weil Road and a stub street along the south property line of the subdivision to connect to the property to the south.
- The Preliminary Plat was approved with a variance to the street width in exchange of constructing a minimum five foot landscaped area on each side of the street for the planting of street trees.
- The developer agreed to construct a landscaped berm with a sidewalk along the west side of Weil Road.
- The water and sewer lines are in along Weil Road to serve the development.
- Final Plat is consistent with the approved Preliminary Plat.

Legal Considerations, if any: None

Budget Impact: None

Staff Recommendation: On September 29, 2005, staff reviewed the final plat and improvement plans for the subdivision and has tentatively approved the final plat and improvement plans. There are two issues that need to be resolved completely prior to recording. First, at the entryway to the subdivision there is an entry monument that was

inadvertently dedicated to the City with dedication of the roadway. This needs to be given back to the developer through a deed. His engineer stated he would prepare documentation for the City to sign granting it back to Rich Gorazd. Second, the lots shown on the prelim plat as being set aside for park/open space are highlighted. After meeting with Mary Jeanne, it was determined that the open space would be best suited for a private subdivision park/common ground instead of dedication to the City. Rich agreed to keep it as a private common space for the residents. This needs to be noted on the face of the plat and covenants recorded restricting those lots for that use only.

Staff recommends approval of the final plat with these follow-up items addressed.