



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council
Thru: Ted Shekell, Planning Director
Walter Denton, City Administrator
Date: January 12, 2006
Subject: Ordinance No. ____: An Ordinance approving the Final Plat for the Savannah Hills, 1st Addition (2nd READING)

List of Committees that have reviewed:

After being on hold at 2nd Reading for several weeks, the Community Development Committee reviewed this project at its meeting on January 9, 2006 and unanimously recommended approval of the 2nd Reading. Staff noted that the primary reason it had been on hold was that the future City park and the detention pond that serves most of Savannah Hills (which will also be located on the City park property), were not showing proper configuration nor grades. The park plan, as well as the grading and drainage plan, was modified to ensure the park met minimum City requirements and to provide a drainage basin that meets the current subdivision requirements. The drainage plan now shows a paved swale in the bottom of the pond to help ensure better drainage and that the bottom of the pond doesn't stay wet continually.

Background:

This project has been on hold for several weeks pending resolution of issues related to the proposed 9 acre park to be dedicated to the City. The configuration of the park has been redesigned to make the park more usable and to give the Parks Dept more flexibility in jointly designing a layout to accommodate the pool, clubhouse, and parking area, as well as a walking trail around the park. The pool/clubhouse and parking location have not been identified at this time – Mary Jean and Holland will be working on a plan for the layout of these features in the near future. The park area will also have the detention pond serving the subdivision. A special service area is to be created to generate funds for the City to maintain the park and detention area in perpetuity. The builder has also told the City that he wishes to create a second SSA to help him build the infrastructure in the subdivision, and as part of that SSA would include funds to help build the walking trail around the park, as well as other park amenities.

The Savannah Hills, 1st Addition Final Plat will consist of 93 single family lots. The development, which is located in the southeast corner of Old Collinsville Road and Milburn School Road, is being proposed by H and L Builders. The Final Plat is consistent with the preliminary plat.

Legal Considerations, if any: Future transfer of the park property will need to be done between the City Attorney and the developer's attorney.

Budget Impact: None

Staff Recommendation: Staff recommends approval of the Savannah Hills, 1st Addition Final Plat..