



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: October 2, 2006

Subject: 1) Ordinance No _____: An Ordinance approving the Final Plat for Parcs at Arbor Green Phase II (**1st READING**)

List of Committees that have reviewed: At its meeting on September 25, 2006, the Community Development Committee recommended approval of the Final Plat for Parcs at Arbor Green Phase II.

Background: On June 20, 2005 the City Council approved the preliminary plat and annexation of the Kombrink Executive Homes (Parcs at Arbor Green) Subdivision. The subdivision is located west of Simmons Road. Parcs at Arbor Green includes 187 single family lots on 95.8 acres of land. On August 21, 2006 the City Council approved an amendment to the preliminary plat of Parcs at Arbor Green Phase II subdivision. Phase II includes 93 single family lots. The final plat for Phase II has been reviewed by planning and engineering staff. Aside from a few minor changes and the positive findings from a pending drainage review, the final plat is acceptable to staff. Note: due to the variance and final design layout, the number of units has decreased from 187 to 174.

Legal Considerations, if any: None

Budget Impact: At the time of issuance of each home's building permit, a fee of \$4,043 will be required for each home. The fee is broken down into \$2,250 for the annexation fee (totaling \$391,500 for the 174 lots), \$862 per lot to cover the costs of constructing a turn lane ($\$150,000 \div 174$ total lots), and \$931 for the fee in lieu of 3.17 acres of park land ($\$161,938 \div 174$ total lots).

Staff Recommendation: Staff has reviewed the Final Plat and improvement plans for Parcs at Arbor Green Phase II and recommends approval. Minor adjustments may be made to the drainage plan prior to Second Reading.