



**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) Resolution No \_\_\_\_\_: An Ordinance approving the Final Plat for Parcs at Arbor Green Phase 3B (**1<sup>st</sup> READING**)

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**List of Committees that have reviewed:** At its meeting on January 8, 2007, the Community Development Committee recommended approval of the Final Plat for Parcs at Arbor Green Phase 3B.

**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 174 single family lots on 95.8 acres of land. Phase 3B includes 36 single family lots. The final plat for Phase 3B has been reviewed and deemed acceptable by planning and engineering staff.

**Legal Considerations, if any:** None

**Budgetary 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 3B and recommends approval.