



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: February 20, 2007

Subject: 1) An Ordinance approving the Final Plat for Stone Briar Phase 2 Final Plat (**1st READING**)

List of Committees that have reviewed: At its meeting on February 12, 2007, the Community Development Committee recommended approval of the Final Plat for Stone Briar Phase 2 on 1st Reading.

Background:

On June 21, 2004 the City Council approved the preliminary plat and annexation of Stone Briar Subdivision. The subdivision is located on the eastern side of Old Collinsville Road, about ½ mile north of I-64. Stone Briar includes 169 single family lots on 88.41 acres of land. Phase 2 includes 49 single family lots. The final plat for Phase 2 has been reviewed and approved by planning and engineering staff.

Legal Considerations, if any: None

Budgetary Impact: At the time of issuance of each home's building permit, an annexation fee of \$2,250 will be required for each home.

Staff Recommendation: Staff recommends approval of the final plat for Stone Briar Subdivision Phase 2 on 1st Reading with the following conditions:

- 1) A sign be put up indicating that a future road is planned.
- 2) Future developments to the east must connect into Stone Briar at the location indicated on the final plat
- 3) Record a construction easement on the common ground surrounding the platted roadway on the east side of the creek.
- 4) Construct a temporary turnaround on the west side of the creek crossing on Stone Briar Drive.