



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

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

Date: May 7, 2007

Subject: Resolution No _____: An Ordinance approving the Final Plat for Savannah Hills Park
(1st READING)

List of Committees that have reviewed: At its meeting on April 23, 2007, the Community Development Committee recommended 4-0 to approve the Final Plat for Savannah Hills Park.

Background: The applicant, H and L Builders, proposes a final plat of a portion of Savannah Hills comprised of a park dedication to the City, as well as completion of the boulevard connecting the subdivision with Milburn School Road. The park dedication to the City includes 9.74 acres, with an outlot for a pool and bath house of an additional 0.79 acre that will be owned by the Homeowner's Association. The proposed park layout has been reviewed in cooperation with Parks Director, Mary Jeanne Hutchison. The pool and clubhouse site will have a parking lot having 36 spaces, along with 2 restrooms. The parking lot, which will be owned by the Homeowner's Association, will be open to the general public.

The park, which will be dedicated to the City through a separate deed after a minimum one year holding period required by the annexation agreement, will have a chip trail approaching one mile in length. The developer has agreed to perform the grading and construction of the trail and dedicate it to the City, which is an amenity he is not required to provide for the park. He has requested a total waiver of \$88,000 in annexation fees to help offset his cost of construction for these improvements. Of that amount, \$50,000 is to perform grading the base for the trail, as well as other general grading and infrastructure work on the park property, plus \$38,000 for construction of a compacted gravel trail. Mary Jeanne has coordinated the general specifications for the trail with the developer. The trail shall be installed per the improvements plans within 12 months from the passage of the final plat ordinance.

The subdivision's detention basin will be located in the park, however, pursuant to the annexation agreement, the applicant is required to maintain this basin at his cost for a minimum of ten years after the dedication. The annexation agreement initially gave the city the right to levy a Special Service Area (SSA) on the pond for perpetual maintenance, however, that option is not being proposed at this time. Beyond the initial ten year period, the developer has agreed to enter into a perpetual

maintenance agreement with the City for maintenance of the detention area. A separate agreement will need to be prepared and entered into as a condition of final plat approval.

Legal Considerations, if any: None

Budgetary Impact: \$88,000 in annexation fee credits

Staff Recommendation: Engineering, Park, and Planning staff have reviewed the final plat and associated park improvements and recommend approval of the final plat with the conditions noted above.