



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2022

Re: Timberbrook – Final Plat (Case # 316-2021)

## Executive Summary

Approval would result in the creation of a 36-lot final plat to be known as “Timberbrook, Plat No. 1”. The approximate 21.21-acre property is located on the west side of Scott Boulevard west of the intersection of Copperstone Creek Drive and Scott Boulevard.

## Discussion

Crockett Engineering (agent), on behalf of The Eric-Lori Kurzejeski Trust (owners), is seeking approval of a 36-lot final plat on approximately 21.21 acres of land located west of Scott Boulevard and Copperstone Creek Drive intersection. The property was annexed (Case # 163-2021) and permanently zoned (Case # 132-2021) concurrently with the preliminary plat, (Case # 131-2021) in July 2021. The proposed final plat is consistent with the Timberbrook preliminary plat.

The plat shows the required dedication of standard 10-foot utility easements and two new 50-foot wide public streets (Kuzzie Court and Vecchi Lane) to serve each new lot. Each roadway will be improved with sidewalks. The plat also dedicates a 50-foot half-width right-of-way for Scott Boulevard in place of the existing 30-foot road easement. Additionally, necessary drainage easements are shown across Lots 101, 106, and 111 through 116 and will be dedicated upon recording.

Lot C1 will be used for drainage and utility purposes and is also encumbered by a trail easement that will be dedicated upon plat recording to accommodate a proposed branch of the Mill Creek Trail. A tree preservation easement will also be dedicated across Lots 105, 106 and C1 upon plat recording.

Lots 101-132 are intended for development with single-family detached homes. Lot C1 is significantly encumbered by floodway making it unsuitable for development purposes; hence its use for open space and stormwater mitigation. Lot D1 will contain an existing city-owned stormwater detention facility. Lot D2 is a remnant of the proposed plat and will be transferred to Aaron and Kristin Catron, owners of the existing home fronting to Scott Boulevard, to replace their driveway access that will be eliminated as part of the development.

The plat has been reviewed by all internal and external stakeholders and is fully compliant with the requirements of the UDC for subdivisions.

Locator maps, final plat, and approved preliminary plat are attached.



## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
6/21/21	Adopted resolution to approve the preliminary plat. (R113-21)
6/7/21	Introduction of permanent zoning. (B172-21)
6/7/21	Conducted annexation public hearing. (PH22-21)
5/17/21	Set annexation public hearing. (R76-21)

## Suggested Council Action

Approve the final plat to be known as "Timberbrook, Plan No. 1."