



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 4, 2017

Re: The Vineyards, Plat No. 7 - Final Plat (Case #17-227)

## Executive Summary

Approval of the request will result in the final platting of 52 R-1 zoned lots within the Vineyards development, with dedications for right of way and easements.

## Discussion

Crockett Engineering Consultants (agent) on behalf of THD-REB Properties, LLC (owner) is seeking approval of a 52-lot final plat of R-1 (One-Family Dwelling District) zoned property, to be known as *The Vineyards, Plat No. 7*. The 22.53-acre subject site is located on the south side of Elk Park Drive, approximately 150 feet east of Berkley Drive.

The final plat substantially complies with the previously approved preliminary plats, *The Vineyards, Plat No. 2* and *The Vineyards, Preliminary Plat #3*. This plat generally represents the platting of Lots 683-685, 324-327, and 723-727 of *The Vineyards, Plat No. 2*, which was approved in 2015, and Lots 17-51 and C1-C2 of *The Vineyards, Preliminary Plat #3*, approved in 2017.

This phase will provide a second point of access into the development for the previous phases of the Vineyards development along Stone Mountain Parkway. Spring Mountain Drive will intersect with existing Elk Park Drive, which in turn connects to Highway WW. In addition, the intersection of Highway WW and Elk Park Drive is currently signalized with a non-active traffic signal. Activation of this light is being coordinated with MoDOT. Per a previous development agreement, the applicant is responsible for costs associated with the activation.

The site also includes a previously identified cemetery on Lot C5 that was reflected on the preliminary plats. It is located on a common lot, which limits the development of the property.

The final plat has been reviewed by all relevant staff and found to substantially comply with the preliminary plats and all subdivision regulations, and staff recommends approval.

Locator maps, final plat, the previously approved *The Vineyards, Plat No. 2* preliminary plat, and the previously approved *The Vineyards, Preliminary Plat #3* are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
7/17/2017	Approved revised preliminary plat <i>The Vineyards, Preliminary Plat #3 (R99-17)</i>
12/21/2015	Approved revised preliminary plat <i>The Vineyards, Plat No. 2 (Ord. 22672)</i>
11/21/2005	Approved preliminary plat <i>The Vineyards, Plat No. 1 (Res. 266-05A)</i>

## Suggested Council Action

Approve the final plat of *The Vineyards, Plat No. 7*.