



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 15, 2018

Re: The Brooks, Plat No. 2 – Final Plat (Case #18-78)

Executive Summary

Approval will result in the final platting of 163 R-1 zoned lots, along with dedications for right of way for Route WW, Hoylake Drive, and other local residential streets and easements.

Discussion

Crockett Engineering Consultants (agent), on behalf of The Brooks at Columbia, LLC (owner), seeks approval of a 163-lot final major plat on R-1 (One-family Dwelling) zoned land, to be known as "*The Brooks, Plat No. 2*". The 69.12-acre subject site is located on the north side of Highway WW, approximately 900 feet west of S. Rolling Hills Road.

Along with the platting of the residential lots and the streets serving them, approval will accept the dedication of the extension of Hoylake Drive (a major collector) through the site, connecting State Route WW to the north property line that abuts the *The Brooks, Plat No. 1* subdivision. The final plat will also include the dedication of additional right of way along Route WW to accommodate an arterial street cross section, as it is designate on the Major Roadway Plan.

In addition, per the approved development agreement associated with this site, developers will grade an 8-foot shoulder along the newly dedicated right of way for Route WW. The development of the site also includes construction of an 8-foot pedway along Route WW. As a note, the applicant is requesting a concurrent amendment to the development agreement for this site which would allow for additional lots to be platted prior to the installation of improvements associated with the future activation of the traffic signal at the intersection of Hoylake/Elk Park Drives and Route WW.

The site includes a nearly 10-acre common lot (C15) that encompasses a large portion of the 162-acre site's climax forest preservation area. The lot would also allow for a potential clubhouse/pool as a neighborhood amenity.

Upon review of the final plat, staff finds it is in substantial conformance with the approved preliminary plat, *The Brooks Preliminary Plat #2*, and is in conformance with all UDC regulations. It should be noted that approval of the concurrent request to amend the development agreement would need to be approved by Council to permit the proposed 163-lot plat to be compliant with the development agreement governing the site's development.



Locator maps, final plat, and the previously approved *The Brooks Preliminary Plat #2* are attached.

Fiscal Impact

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

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
12/18/2017	Approved the <i>The Brooks Preliminary Plat #2</i> (Res. R183-17)
12/18/2017	Approved the annexation, permanent R-1 zoning, and authorized development agreement (Ord. 23409)

Suggested Council Action

Approve the final plat for *The Brooks, Plat No. 2*.