



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 2, 2022

Re: The Brooks, Plat No. 3 – Final Major Plat (Case #04-2022)

Executive Summary

Approval will result in the final platting of 249 R-1 zoned lots, along with dedications for right of way for State Route WW, and other local residential streets and easements.

Discussion

Crockett Engineering Consultants (agent), on behalf of The Brooks at Columbia, LLC (owner), is seeking approval of a 249-lot final major plat of R-1 (One-family Dwelling) zoned land, to be known as *The Brooks, Plat No. 3*. The 92.39-acre subject site is located on the north side of State Route WW, at the northwest corner of State Route WW and Hoylake Drive.

Along with the platting of the residential lots and the streets serving them, approval will accept the dedication of Sagemoor Drive (a neighborhood collector) through the site, connecting State Route WW to the north property line. The final plat will also include the dedication of additional right of way along State Route WW to accommodate an arterial street cross-section, as it is designated 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 State Route WW, and construct an 8-foot pedway along State Route WW.

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.

Locator maps, final plat, and the previously approved *The Brooks Preliminary Plat #2* 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 for roads and sewers 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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

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

Suggested Council Action

Approve the final plat for *The Brooks, Plat No. 3*.