



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 11, 2014

Reference: Blackberry Farm, Final Plat, to subdivide 54.8 acres of property to permit the development of 82 single-family lots and five (5) common area lots located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Street (extended).

2030: **Special Place to Live**

Introduction:

This Final Plat is essentially the same as the Preliminary Plat approved in 2013. There have been minor refinements and clarifications including adding fence and building lines at key lots, defining the maintenance of the common areas, fences and drainage areas.

Analysis:

On February 20, 2014 the Planning and Zoning Commission unanimously recommended approval of this replat. The following conditions remain outstanding.

1. There will be additional Engineering comments during detailed review.
2. Submission of HOA Documents for City Attorney review
3. The CLOMR and LOMR must be submitted and approved by FEMA; a CDC Permit must be obtained and a 404 Permit must be approved by the Army Corp of Engineers.
4. The wetlands determination will need to be provided.
5. A tree removal permit is required prior to start of construction and mitigation fees of \$125,000 must be paid prior to construction.
6. Park development fees are required in the amount of \$1,285 per lot.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval

Attachments:

Staff Report

Final Plat