



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 22, 2022

PREPARED BY: Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

AGENDA CONTENT: Discussion and update on Riverwood Ranch, Windrose Green, and Austin Colony subdivision developments.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

City staff have been directed to provide routine updates to Council the second regular City Council meeting of the month concerning the status of subdivision developments as developments materialize. This presentation includes the statuses of the Riverwood Ranch, Windrose Green, and Austin Colony subdivision developments. In addition to project updates for the selected subdivisions, a reference sheet of the set back requirements for each zoning district has been prepared for City Council's review.

Riverwood Ranch:

Riverwood Ranch (RWR) is a residential subdivision proposed to have 318 lots to be constructed in three phases. Phase One is approximately 22.69 acres and is platted to have 96 lots. The second phase of the RWR subdivision spans 19.79 acres and is proposed to have 109 lots. The remainder of the subdivision's development lot sizes will be dependent on density and is yet to be determined. This subdivision has been approved for a public improvement district and a tax increment reinvestment zone.

As of February 17, 2022, contractors for RWR have pulled a total of 59 new single family home construction permits. RWR will have a homeowners' association and offers walking paths around a wet and dry bottom detention pond.





**Windrose Green:**

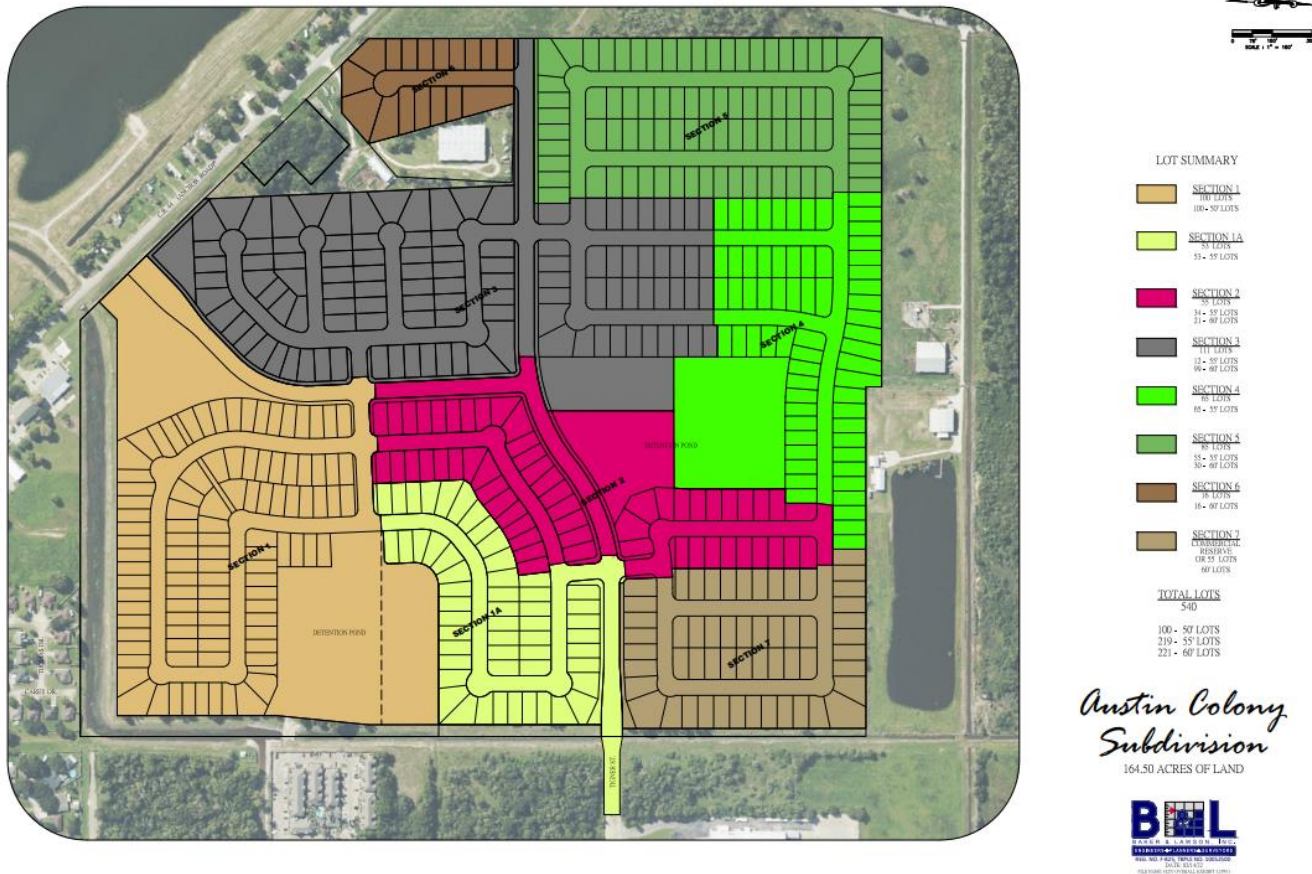
The Windrose Green subdivision development, located south of FM 523 and west of SH 35 and totals approximately 154 acres. The first phase spans 56.55 acres and will have 148 lots. Phase One is currently in construction with 29 new single family home permits pulled. The final plat for Phase Two spans 13.23 acres with 70 lots and was approved by City Council in September 2021. Construction has not yet begun. The City received a preliminary plat for Phase Three, which will have 122 lots of 23.7 acres. Subsequent phasing to build out the remainder of WRG is yet to be determined.





Austin Colony:

The Austin Colony subdivision development is approximately 164.5 acres and is proposed to be built in 8 phases with 540 lots. The extension of Tigner Street from the west of Walmart to the western property line is part of the project. Currently, the developer is working on amending the planned development, land plan, and phasing plan to provided for phasing the construction of the connecting roadway. Execution of a development agreement between the City and developer and finalization of a public improvement district is pending resolution of the proposed PD amendment.



RECOMMENDATION:

The staff recommendation to City Council is to provide feedback and guidance on the set-back chart.