



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** July 23, 2024

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion and possible action on subdivision emergency access gates within the Greystone and Rosewood III Subdivisions.

**AGENDA ITEM SECTION:** Regular Agenda

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

**FUND:** N/A

### EXECUTIVE SUMMARY:

The following is an update regarding the access gate discussion in the previous regular scheduled City Council Meeting:

#### 1. Subdivision Emergency Access Gates

a. **Greystone Access Gate:** The following stipulation was located in city records: *The Greystone Lane stub out to the north to Remington Street is proposed to be gated and used only for emergencies. This connection should be opened for full continuous use as soon as 50% of the houses are occupied in this subdivision and a surety bond provided per the LDC to this effect. (41 homes are now completed out of 111 lots). Lot completion status is routinely tract in the monthly certificate of occupancy report.*

#### b. **Rosewood III Access Gate:**

This item was addressed in a public hearing held on August 7, 2018 when Rosewood III was approved as a PD Planned District. Staff has located the easement document (Exhibit A) that was later recorded with the subdivision at the intersection of Rosewood Dr. at Henderson Rd. No specific timing details or control dates were located on the Rosewood Access Gate. With the potential improvements on E. Henderson, much of the traffic concerns should be addressed.

Note that city staff will provide any necessary prior notices to any active HOA's or subdivision stakeholders if such is require or desired.

## RECOMMENDATION:

Staff recommends that the City Council provides direction on the two subject emergency subdivision gates:

- a. **Greystone Access Gate:** Once the threshold requirements (50% of the houses are occupied) are met in the occupancy reporting, staff will execute any action of the Council as directed for this gate closure. *Staff recommends that City Council consider any formal action of gate removal be subject to the 50% threshold being met by home completions.*
- b. **Rosewood III Access Gate:** *Staff recommends that City Council directs city staff on the timing and removal of the access gates at Rosewood Dr. and Henderson Rd.*