

Staff Report

Subject: Final Plat Approval (Fourth District)
Author: Chelsie Fernald, Planner
Department: Development Services
Meeting Date: May 16, 2023
Item Description: Corde Wilson, for Next Phase Development Company, LLC, requests approval of the final plat and infrastructure agreement for Shadowbrook ph 5C. Map# 428 Parcel# 21

Summary Recommendation:

Staff have reviewed the final plat, and inspected the roads and stormwater infrastructure identified in the warranty deed, and recommend approval.

Executive Summary/Background:

- Next Phase Development Company, LLC's contractors have built roads and stormwater infrastructure for phase 5C. In order to sell the 30 lots of phase 5C for home construction, the final plat must be approved, and the roads and stormwater infrastructure accepted by the Board of Commissioners.
- Water and sewer is provided by the City of Springfield. An infrastructure agreement confirming the City of Springfield's ownership of the water and sewer infrastructure that is located in the right of way is included in this final plat approval.
- EOM inspected the right of way and stormwater infrastructure of phase 5C, and recommend approval.
- Development Services staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning, plans, and plats approved previously.
- The County Engineer reviewed the bond recommendation, and approved the bond for \$18,310.00, which is 10% of the total cost of drainage, concrete work, and paving in phase 5C. The applicant has submitted an infrastructure bond to the City of Springfield.
- The County Attorney reviewed and approved the warranty deed and infrastructure agreement. The utility easement agreement is between the developer and the city, and is referenced in the Warranty Deed.

Alternatives for Commission to Consider

1 - Approve the final plat and infrastructure agreement for Shadowbrook ph 5C, and accept the roads and stormwater infrastructure identified in the warranty deed.

2 – Take no action

Recommended Alternative: Alternative 1

Other Alternatives: N/A

Department Review: Development Services; EOM; County Attorney

Funding Source: No new funding requested.

Attachments:

1. Final Plat for Shadowbrook ph 5C
2. Final Plat Submittal Form & Checklist
3. Warranty Deed
4. Bond
5. Infrastructure Agreement