

MEMO

To: City Council

From: Staff

CC: File

Date: March 13, 2023

Re: Appl. #PL2022-217 – REZONING and PRELIMINARY DEVELOPMENT PLAN – Colton's Crossing

The “Public and Private Infrastructure Services” section on page 9 of the staff report prepared ahead of the February 23, 2023, Planning Commission meeting describes certain water line improvements required for the proposed development, namely the looping of water service with an approximately 5,000’ public main extension from SE Thompson Rd via SE Hamblen Rd and a separate approximately 5,400’ public main extension from M-291 Hwy. During the course of the public hearing, the applicant requested clarification on the requirement to loop water service as part of the proposed development based on recent discussions with the City’s Water Utilities Department. After a short recess, staff confirmed with Water Utilities that the developer would not be required to loop the water service as part of the proposed development in light of new information identifying downstream sanitary sewer capacity issues deemed more critical for the developer to address at this time.

As part of the public water line improvements for the proposed development, the developer shall only be responsible to extend a public water main approximately 7,800’ from SE Thompson Rd, continue along SE Hamblen Rd and terminate at the southern boundary of the Colton’s Crossing property. The connection point at SE Thompson Rd is already an approximately 2,800’ long dead end line. In total, the proposed development will initially be served by an approximately 10,600’ long dead end water line. The City is agreeable to allow the developer to fully construct the proposed development without looped water service, provided that adequate fire flows can be maintained to the subdivision. The City will be responsible for the necessary public water main extension to loop the system as a future capital improvement project unless another development project provides for the looping of the system through normal development.

The impetus for the Water Utilities Department not requiring the developer to loop the water service for the proposed development is the fact that an evaluation of the downstream sanitary sewer system revealed capacity issues that the developer shall be responsible to address as part of this project. The necessary sanitary sewer improvements have an estimated cost of \$1,000,000, which the developer shall escrow.