



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	JANUARY 27, 2026
TITLE:	A RESOLUTION PROVIDING APPROVAL FOR THE FINAL PLAT OF BUSINESS CENTER COURT
DEPARTMENT:	COMMUNITY DEVELOPMENT
PROJECT MANAGER:	TRAVIS TAYLOR, AICP, COMMUNITY DEVELOPMENT DIRECTOR
REQUESTED ACTION:	APPROVAL
STRATEGIC GOAL(S):	PLAN #3: ENCOURAGE TOURISM & ECONOMIC DEVELOPMENT, #4 INVEST IN PUBLIC INFRASTRUCTURE
ATTACHMENTS:	RESOLUTION, FINAL PLAT

SUMMARY RECOMMENDATION

3801 Vaile, LLC, owner of record for 907 Bluff Road, is requesting Final Plat approval on behalf of several owners in the area for the re-subdivision of property located along Business Center Court (PIN: 13-2-21-20-00-000-024; -025, -026, and -015.001) associated with the improvement and right-of-way dedication of Business Center Court.

EXECUTIVE SUMMARY

The proposed subdivision will provide for the dedication of right-of-way for the existing private street, Business Center Court. The City Council approved the preliminary plat on May 14, 2024. Since preliminary plat approval, staff have reviewed and approved civil construction plans; monitored, inspected, and approved the improvements to Business Center Court; and received, reviewed, and approved the final as-built plans for Business Center Court. The applicants have met all City requirements, including the submittal of a maintenance bond set for expiration May 2027 to cover any unanticipated material or workmanship defects.

With Final Plat approval, Business Center Court will be dedicated as City of Collinsville right-of-way and will fall under City of Collinsville jurisdiction for future maintenance.

RECOMMENDATION

Staff recommends favorable consideration of the requested Final Plat.