

# CITY of REPUBLIC

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Exhibit L

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Discussion and Possible Vote to Approve the Preliminary Plat for Oakwood Heights Subdivision Located at 894 North Oakwood Avenue.

**Submitted By:** John and Dixie L. Ramsey, Applicants  
Tom Morris, Representative  
Chuck Ortwein, Senior Planner

**Date:** December 27, 2005

### Issue Statement

Tom Morris, representing John and Dixie L. Ramsey, is seeking approval of the Preliminary Plat of Oakwood Heights Subdivision. The plat proposes to subdivide 13 acres into 7 lots for the purpose of a Multi-Family Residential development.

### Discussion and/or Analysis

The subdivision will be platted and constructed in two phases, with access via Hines Street and Oakwood Avenue. The proposed subdivision is zoned R-3 (Multi-Family Residential). The developer intends to construct town homes and an apartment complex. The developer will be required to construct two left turn lanes off of Oakwood Avenue for access to the subdivision. A home owners association will maintain the detention areas and common spaces. The Preliminary Plat has been reviewed by City Staff from the Planning and Development Department and Public Works Department and has been reviewed by John Forrester of Scott Consulting Engineers. The plat meets all of the regulations of the City's Preliminary Plat guidelines in the Subdivision Regulations. The attached Staff Report provides additional information regarding the proposed subdivision, and the surrounding properties. The Planning and Zoning Commission recommended approval of the Preliminary Plat of Oakwood Heights Subdivision by a vote of 5 to 0.

### Recommended Action

Staff recommends approval based on conformance with the City's Land Use Plan, Transportation Plan, Subdivision Regulations, and Zoning Regulations.