

CITY of REPUBLIC

Established 1871

Exhibit O

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Discussion and Possible Vote to Recommend the Approval of the Preliminary Plat of Emerald Valley Subdivision – Located at 4494 South Farm Road 81

Submitted By: Scott Christensen, Senior Planner
David Gardner, Representative

Date: August 28, 2006

Issue Statement

David Gardner Representing C & W Investment, LLC has requested the Planning and Zoning Commission and the Board of Aldermen approve the Preliminary Plat of Emerald Valley Subdivision located at 4494 South Farm Road 81.

Discussion and/or Analysis

The applicants are proposing to subdivide 79.29 acres into 212 single family lots in accordance with R1-M zoning. The subdivision has been developed according to the land use regulations of the City of Republic and the plat meets all of the regulations of the City's Preliminary Plat guidelines in the Subdivision Regulations. 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 property is located on the east side of Farm Road 81, which is Main Street to the south (see map). The Preliminary Plat will encompass the entire subdivision but the development will most likely be constructed in several phases.

Recommended Action

Staff recommends approval of the Preliminary Plat of Emerald Valley Subdivision based on conformance with the City's Comprehensive Plan, Subdivision Regulations, and Zoning Regulations.