

CITY of REPUBLIC

Established 1871

Exhibit E

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #07-21 an Ordinance Approving the Final Plat for Lowe's Subdivision Located at 1225 U.S. Highway 60 East.

Submitted By: Wally Schrock, Principal Planner
Lowe's Home Center Inc., Applicant
Kyle Oswald, Engineer - Ozark Civil Engineering Inc.

Date: April 9, 2007

Issue Statement

Lowe's Home Center Inc. represented by Ozark Civil Engineers is seeking approval of the Final Plat of Lowe's Subdivision. The plat proposes to subdivide 17.84 acres into 3 lots for the purpose of a commercial development.

Discussion and/or Analysis

The Final Plat for Lowe's Subdivision will create 3 lots with the largest lot containing the Lowe's Home Center store, the second lot containing US Bank and the smaller lot to be leased or sold for commercial development. The Public Works Department Staff, Planning and Development Department Staff and Scott Consulting all reviewed the Final Plat for conformance with the City's Zoning and Subdivision Regulations. The Final Plat does meet all of the Zoning and Subdivision Regulations of the City of Republic. All required infrastructure has been installed by the Developer and approved by the City Subdivision Inspector.

Recommended Action

The Final Plat is in compliance with all regulations of the City's Zoning and Subdivision Regulations and the infrastructure has been constructed to the City's specifications for Subdivision Construction Design; therefore Staff recommends approval of the Final Plat of Lowe's Subdivision as submitted.