

CITY of REPUBLIC

Established 1871

Exhibit H

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #07-04 an Ordinance Approving the Final Plat for Oakwood Heights Subdivision Located at 894 Oakwood Avenue.

Submitted By: Wally Schrock, Principal Planner
Larry Jansen – Ozark Mountain Consultants, Representative

Date: January 29, 2007

Issue Statement

Tom Morris of Landmark Building and Developing Company LLC represented by Larry Jansen of Ozark Mountain Consultants is seeking approval of the Final Plat of Oakwood Heights Subdivision. The plat proposes to subdivide 8.759 acres into 4 lots for the purpose of a multi-family development.

Discussion and/or Analysis

The Final Plat for Oakwood Heights Subdivision will create 4 lots varying from 1 acre to 3.6 acres. 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. There is some infrastructure that is not in place at this time. The Developer has opted to provide a Letter of Credit to the City for the remaining infrastructure to be completed. The Letter of Credit has been approved by the appropriate City Staff and will cover the cost of the entire amount of the unfinished infrastructure in the subdivision. The infrastructure must be completed within one year or before an Occupancy Certificate is issued for any buildings within the development.

Recommended Action

The Final Plat is in compliance with all regulations of the City's Zoning and Subdivision Regulations and the infrastructure that has been constructed up to this point has been constructed to the City's specifications for Subdivision Construction Design; the Developer has opted to provide a Letter of Credit for the remainder of the infrastructure in the Subdivision as was mentioned above; therefore Staff recommends approval of the Final Plat of Old Towne Square Subdivision as submitted.