



Exhibit K

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #08-40 An Ordinance Approving the Final Plat of Monte Cristo Subdivision Phase I located at the 1000 Block of South Main Street.

Submitted by: The Villages at Monte Cristo LLC
Wally Schrock, Principal Planner

Date: April 14, 2008

Issue Statement

The Villages at Monte Cristo LLC, is seeking approval of the Final Plat of Monte Cristo Subdivision Phase I. The plat proposes to subdivide approximately 60 acres into 140 lots for single family development, 30 lots for patio home development, and two lots for multi family development.

Discussion and/or Analysis

The Final Plat for Monte Cristo Subdivision Phase I is a Planned Development community with 172 lots. The plat conforms to the development plan defined in the Sunset Landing Planned Development Document. The Public Works Department staff, Planning and Development Department staff, and Scott Consulting have reviewed the Final Plat for conformance with the City's Zoning and Subdivision Regulations. The Final Plat does conform to all of the Zoning and Subdivision Regulations of the City of Republic and the Planned Development Document. The developer has provided a letter of credit for infrastructure that is not complete. The infrastructure that has been completed has been inspected and approved by the City Subdivision Inspector.

Recommended Action

The Final Plat is in compliance with the City's Zoning and Subdivision Regulations and the Planned Development Document; therefore, staff recommends approval of the Final Plat of Monte Cristo Subdivision Phase I as submitted.