



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-54 An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: August 27, 2024

Issue Statement

The City of Republic's BUILDS Department received an Application from Shuyler Ridge, LLC for the Final Plat of The Lakes at Shuyler Ridge Phase 4. The associated development plan was approved in Greene County as a Plot Assignment District (PAD) on January 5, 2005. The property was then annexed into Republic on August 25, 2014.

Discussion and/or Analysis

The Final Plat of The Lakes at Shuyler Ridge Phase 4 will legally divide approximately twenty-one point seven (21.7) acres of land into thirty-eight (38) lots zoned as a Planned Development District (PDD). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 1977 linear feet of new street and 1802 linear feet of new sidewalk.

City Staff has reviewed the Final Plat for The Lakes at Shuyler Ridge Phase 4 and has determined that it substantially conforms to the requirements of the Approved Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of The Lakes at Shuyler Ridge Phase 4.