



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-54 An Ordinance of the City Council Approving the Final Plat of the Hankins Farm Planned Development District.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: November 7, 2023

Issue Statement

The City of Republic's BUILDS Department received an Application from Republic 63, LLC for the Final Plat of Hankins Farm. The Development Plan for Hankins Farm was previously approved on February 22, 2022.

Discussion and/or Analysis

The Final Plat of Hankins Farm will legally divide approximately sixty-seven point nine seven (67.97) acres of land into 3 Commercial Use lots and 10 Industrial Use lots – for a total of 13 lots. Commercial Use lots allow uses that comply with the City's General Commercial (C-2) Zoning District. Industrial Use lots allow uses that comply with the City's Light Industrial (M-1) Zoning District. 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 2,481 linear feet of new street.

The Final Plat of Hankins Farm conforms to the Development Plan of Hankins Farm, as approved by City Council on February 22, 2022.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Approved Development Plan, 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 Hankins Farm Final Plat.