



## **AGENDA ITEM ANALYSIS**

**Project/Issue Name:** 25-02 An Ordinance of the City Council Approving the Final Plat of Harper Ridge Phase 2 Subdivision.

**Submitted By:** Chris Tabor, BUILDS Department Principal Planner

**Date:** January 7, 2025

### **Issue Statement**

The City of Republic's BUILDS Department received an Application from Bester Properties, LLC for the Final Plat of Harper Ridge Phase 2. This site was previously approved as part of the preliminary plat of Emerald Valley Phase 2 on October 26, 2021.

### **Discussion and/or Analysis**

The Final Plat of Harper Ridge Phase 2 will legally divide approximately thirteen point eighteen (13.18) acres of land into forty-five (45) Medium-Density Single-Family Residential lots. 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 2,504 linear feet of new street and 2,303 linear feet of new sidewalk.

The Final Plat of Harper Ridge Phase 2 conforms to the Preliminary Plat of Emerald Valley Phase 2, as approved by City Council on October 26, 2021.

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 Harper Ridge Phase 2.