



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-R-20 A Resolution Approving a Preliminary Plat for Harper Ridge Phase 5 Subdivision, a Residential Subdivision Consisting of Approximately 1.34 Acres Located at the 1200 Block of North Harper Drive.

Submitted By: Chris Tabor, Principal Planner, Community Development Department

Date: October 6, 2026

Issue Statement

Bester Properties, LLC has requested review and approval of a Preliminary Plat of approximately 1.34 acres for Phase 5 of Harper Ridge, a subdivision consisting of 5 residential lots zoned Medium-Density Single-Family Residential (R1-M).

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located.

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The subject property is surrounded by Phase 4 of Harper Ridge. All proposed lots front the existing Harper Drive. To date, 4 phases of Harper Ridge have been Final Platted. Collectively, these phases of Harper Ridge (Phases 1-4) represent the maximum number of lots allowed by the associated Preliminary Plat, Emerald Valley Phase 2. Emerald Valley Phase 2, approved on October 6, 2021, was approved for a maximum of 145 lots. Any further lot creation requires another Preliminary Plat.

The 5 lots in Harper Ridge Phase 5 are the result of new buildable space. The subject area was previously covered by mapped floodplain and did not leave space for home construction. The adoption of updated flood maps in 2025 substantially reduced coverage in this area and made new lots possible.



The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains 5 residential lots, each with a minimum lot size of 9,000 square feet and a density of 3.73 lots per acre. The Preliminary Plat also includes utility easements.

Transportation Plan

The Preliminary Plat creates does not propose any new streets. All proposed lots have existing frontage along Harper Drive. Access to all lots will come from Harper Drive.

Water and Wastewater Master Plan

The property has access to both water and sewer. An 8" water main is present along the north side of Harper Drive. An 8" sewer main is present along the south side of Harper Drive.

Effluent would travel north through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Zoning Code

The Preliminary Plat of Harper Ridge Phase 5 has been platted for the construction of 5 single-family residential lots.

The property is zoned Medium Density Single-Family Residential (R1-M).

R1-M zoning allows for:

- Min. Lot Sizes of 9,000 square feet.
- Max density of 4.84 lots per acre.
- Setbacks
 - Front: 25'
 - Side
 - Interior: 6'
 - Street: 25' – 15'; Dependent on street classification.
 - Rear: 25'

Floodplain: The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **does not** contain any identified sinkholes.



Stormwater: Stormwater will be accommodated by the existing system within Harper Ridge Phase 4. Detention exists directly west and is designed to accommodate development of the subject area.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention was reviewed and permitted during the Infrastructure Permitting of Harper Ridge Phase 4 and dedicated to the City during its Final Platting.

If approved, the next step for this project would be the submittal of a Final Plat for the Harper Ridge Phase 5 subdivision.

Recommended Action

Staff considers the proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.