



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-42 An Ordinance of the City Council Approving the Final Plat of Prairie Ridge Phase I Subdivision.

Submitted By: Chris Tabor, Principal Planner

Date: December 9, 2025

Issue Statement

The City of Republic's BUILDS Department received an Application from Prairie Ridge Republic, LLC for the Final Plat of Prairie Ridge Phase I. This site was previously approved as part of the Prairie Ridge Planned Development District on July 19, 2022.

Discussion and/or Analysis

The Final Plat of Prairie Ridge Phase I will legally divide approximately thirty-nine point three nine (39.39) acres of land into one hundred and thirty-seven (137) Single-Family Residential lots. The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater-related Easements to the City. In addition to the referenced Right-of-Way and easements within the bounds of the phase, several offsite easements were previously recorded and have been referenced on the Final Plat. These easements cover utilities located outside the boundaries of this phase that serve this development or stub out connections for future phases of development. The Final Plat includes approximately 6,572 linear feet of new street and 7,223 linear feet of new sidewalk.

The Final Plat of Prairie Ridge Phase I conforms to the Prairie Ridge Planned Development District, as approved by City Council on July 19, 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 is recommending passage of this Final Plat.