



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-26 An Ordinance of the City Council Approving the Final Plat of Harper Ridge Phase 4 Subdivision.

Submitted By: Chris Tabor, Community Development Department Principal Planner

Date: August 25, 2026

Issue Statement

The City of Republic's BUILDS Department received an Application from Bester Properties, LLC for the Final Plat of Harper Ridge Phase 4. 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 4 will legally divide approximately eighteen point two-nine (18.29) acres of land into fifty-four (54) 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 3,036 linear feet of new street, 2,106 linear feet of new water main, and 2,422 linear feet of new gravity sewer main.

The Final Plat of Harper Ridge Phase 4 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 is recommending approval of this Final Plat.