



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-33 An Ordinance of the City Council Approving the Final Plat of the Wilson's Valley Planned Development District Phase One.

Submitted By: Chris Tabor, Principal Planner

Date: August 22, 2023

Issue Statement

The City of Republic's BUILDS Department received an Application from Wilson's Vally LLC for the Final Plat of Wilson's Valley Phase 1 on July 28, 2023.

Discussion and/or Analysis

The Final Plat of Wilson's Valley Phase 1 will legally divide approximately twenty-eight point zero-six-nine (28.069) acres of land into seventy (70) total lots – of which sixty-seven (67) are single-family residential lots and three (3) are commercial 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 3,031 linear feet of new street and 3,173 linear feet of new sidewalk.

The Final Plat of Wilson's Valley Phase 1 conforms to the Development Plan for Wilson's Valley Planned Development District, as approved by City Council on May 3, 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 Wilson's Valley Phase 1 Final Plat.