



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-20 An Ordinance of the City Council Approving the Final Plat of the Stone Creek Falls Phase One Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: July 18, 2023

Issue Statement

The City of Republic's BUILDS Department received an Application for Stone Creek Falls Phase 1 Final Plat on May 15, 2023.

Discussion and/or Analysis

The Final Plat of Stone Creek Falls Phase 1 will legally divide approximately sixty-four point three seven (64.37) acres of land into eleven (11) lots and includes the dedication of Right-of-Way, Utility, and Stormwater Easements. The Final Plat includes approximately 3,572 linear feet of street and 7,144 linear feet of sidewalk.

The Final Plat of Stone Creek Falls Phase 1 conforms to the Development Plan for Stone Creek Falls Planned Development District approved by City Council on August 3, 2021. The Final Plat for Stone Creek Falls Phase 1 also conforms to the amended Development Plan approved by City Council on April 11, 2023, which increased the building height allowance for multi-family structures on the site from 3 to 4 stories.

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 Stone Creek Falls Phase 1 Final Plat.