



TO: T.C. Broadnax, City Manager
FROM: Dustin Lawrence, Associate Planner, Planning and Development Services
Peter Huffman, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Request for Resolution – Final Plat of “Hawks Pointe,” an eight-lot subdivision for single-family development – January 7, 2014
DATE: December 17, 2013

SUMMARY:

The purpose of this request is to finalize the “Hawks Pointe” project, an eight lot residential subdivision located at 1418 East 64th Street (Attachment A). Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure has been constructed. Per *TMC 13.04.100*, the Director of Planning and Development Services is required to make a recommendation to approve or deny the project. The Director’s decision is required to be forwarded through Resolution to the City Council for final approval of the Final Plat application (Attachment B).

BACKGROUND:

The “Hawks Pointe” Preliminary Plat application, in which one parcel would be divided into eight parcels for the future construction of eight single-family dwellings, was approved on February 21, 2013. As part of the application, various conditions of approval were required by the City, including the construction of new utilities, roads, and other improvements to ensure that the project would be adequately served by City services. Staff has verified that all of the required improvements have been completed and that the project can now receive final approval.

ISSUE:

Per *TMC 13.04.100*, the recommendation to approve this application by the Director of Planning and Development Services must be forwarded through Resolution to the City Council for final approval.

ALTERNATIVES:

Because the project has been developed and has met all of the requirements of the City, it would be a departure from normal procedure to deny this request.

RECOMMENDATION:

Recommend approval of the Final Plat of “Hawks Pointe,” as the applicant has developed the project to meet all requirements imposed by the City from the Preliminary Plat application.

FISCAL IMPACT:

There is no fiscal impact.