



TO: T.C. Broadnax, City Manager
FROM: Peter Huffman, Director, Planning and Development Services *PH*
Shanta Frantz, Senior Planner, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Devonshire Final Plat Approval – January 5, 2016
DATE: December 14, 2015

SUMMARY:

A resolution approving the Devonshire Final Plat, an 18-lot residential subdivision located at 6802 East Portland Avenue (IRA Funding, LLC; File No. PLT2015-40000243059). 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 to the City Council for final approval of the final plat application.

BACKGROUND:

The preliminary plat for this application, formerly called, "Turner's Landing", was approved to divide one parcel of land into 18 parcels for the future construction of 18 single-family dwellings on December 12, 2007. 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 at the Council level.

RECOMMENDATION:

Planning and Development Services recommends approval of the Devonshire Final Plat, 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.