



TO: T.C. Broadnax, City Manager
FROM: Philip Kao, 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 “Chambers Ridge” (formerly “Sunset Estates”), a twenty-five lot subdivision for single-family development – January 28, 2014
DATE: January 6, 2014

SUMMARY:

The purpose of this request is to finalize the “Chambers Ridge” (formerly “Sunset Estates”) project, a twenty-five lot residential subdivision located at 1418 South Sunset Drive. Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure has been bonded for. Per *TMC* 13.04.100, the Director of Planning and Development Services (PDS) 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.

BACKGROUND:

The “Chambers Ridge” Preliminary Plat application, in which five parcels would be divided into twenty-five parcels for the future construction of twenty-four single-family dwellings, was approved on October 19, 2009. 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 bonded for and that the project can receive final approval.

ISSUE:

Per *TMC* 13.04.100, the recommendation to approve this application by the Director of PDS 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:

PDS recommends approval of the Final Plat of “Chambers Ridge,” 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.