



TO: T.C. Broadnax, City Manager
FROM: Dustin Lawrence, Associate Planner, Planning & Development Services
mr hf Peter Huffman, Planning & Development Services Director
COPY: City Council and City Clerk
SUBJECT: Final Plat Approval of "Applewood West" – April 7, 2015
DATE: March 20, 2015

SUMMARY:

The purpose of this request is to finalize the "Applewood West" project, a 14 lot residential subdivision located at 4033 East Howe Street. 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 (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 "Applewood West" Preliminary Plat application, in which one parcel would be divided into 14 parcels for the future construction of 14 single-family dwellings, was approved on May 21, 2008. 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 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 "Applewood West", 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.

