



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** John Harrington, Principal Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Approving the Sherwood Estates Final Plat – January 12, 2021  
**DATE:** December 23, 2020

**SUMMARY:**

A resolution approving the final plat of Sherwood Estates, a 12-lot residential subdivision, located at 9025 A Street. (Northwest Vintage Homes, LLC; File No. LU20-0105)

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The Sherwood Estates preliminary plat application, in which three parcels were divided into 12 parcels for the future construction of ten new single-family dwellings (two lots have existing residences), was approved on November 27, 2018. Staff has verified that all of the required improvements have been completed or bonded for and that the project can now receive final approval.

**ISSUE:**

Per Tacoma Municipal Code 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.

**ALTERNATIVES:**

Because the project conforms to the approved preliminary plat and all requirements specified for the final plat have been fully complied with, it would be a departure from normal procedure to deny at the City Council level.

**RECOMMENDATION:**

Planning and Development Services staff recommend approval of the Sherwood Estates final plat, effective January 12, 2021.

**FISCAL IMPACT:**

This project will create jobs in the form of construction and will generate new taxes when houses are complete.