



**TO:** T.C. Broadnax, City Manager  
**FROM:** Dustin Lawrence, Associate Planner, Planning & Development Services  
Peter Huffman, Director, Planning & Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Final Plat Approval of “Reservoir Ridge” – October 11, 2016  
**DATE:** September 21, 2016

**SUMMARY:**

The purpose of this request is to finalize the “Reservoir Ridge” project, a nine lot residential subdivision located at 3715 East “L” Street. Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure has been constructed or bonded for. 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

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

The “Reservoir Ridge” Preliminary Plat application, in which one parcel would be divided into nine parcels for the future construction of eight single-family dwellings, was approved on May 29, 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 or bonded for 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 “Reservoir Ridge” Final Plat, effective October 11, 2016.

**FISCAL IMPACT:**

There is no fiscal impact.