



TO: T.C. Broadnax, City Manager
FROM: Dustin Lawrence, Associate Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services
COPY: City Council and City Clerk
SUBJECT: Final Plat Approval of "Theresa Estates" – December 2, 2014
DATE: November 10, 2014

SUMMARY:

The purpose of this request is to finalize the "Theresa Estates" project, an eight lot residential subdivision located at 250 and 256 East 66th Street. Staff has reviewed the proposal and has verified that all of the required off-site improvements and infrastructure have 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 through Resolution to the City Council for final approval of the Final Plat application.

STRATEGIC POLICY PRIORITY:

This action supports the City Council's strategic policy priority of fostering neighborhood, community, and economic development vitality and sustainability.

BACKGROUND:

The "Theresa Estates" Preliminary Plat application, in which two parcels would be divided into eight parcels for the future construction of eight single-family dwellings, was approved on November 26, 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 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:

The Planning and Development Services Department recommends approval of the Final Plat of "Theresa Estates" 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.