



Legislation Text

File #: 17-0388, **Version:** 1

Approval of Blackberry Ridge Phase IV - Final Plat with Variance

SUMMARY: The developer is proposing a 12 lot subdivision off Blackberry Drive that includes 635 feet of new road. They have already installed the water and sewer for the subdivision. The road is not complete, but they are providing a financial guarantee in the amount of \$81,000.00 for approximately 18 months. Staff has reviewed the amount and found it acceptable. The developer is requesting a variance for the minimum center line radius of the new proposed road of 100 feet to a radius of 50 feet. The water line and fire hydrant have already been installed, inspected, and accepted by City Staff. The variance is required to allow the water and fire hydrant to remain in the ROW of the proposed road. City staff has already consulted with the City Street Department Supervisor and he recommends approval of the variance.

STAFF RECOMMENDATION: Based on the already installed and accepted water lines and the recommendation from the Street Department, staff recommends approval of the variance and the plat.

NECESSARY PLANNING COMMISSION ACTION: Approve plat and variance.