
PRELIMINARY PLAT
PP-1920-13

ITEM NO. 10c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **BATTISON AUTOMOTIVE ADDITION, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located at the northwest corner of the intersection of Franklin Road and Interstate Drive.

INFORMATION:

1. Owners. Battison Properties.
2. Developer. Battison Properties.
3. Engineer. Crafton Tull Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. May 14, 2020. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan for a portion of the property from Medium Density Residential Designation and Special Planning Area 5 to Commercial Designation and taking it from Future Urban Service Area to Current Urban Service Area for 5.504 acres of the property.
5. May 14, 2020. The applicant has requested that a portion of this property be placed in the PUD, Planned Unit Development and removed from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations will be reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. A sanitary sewer main will be installed to serve the property. It will connect to the existing northwest sanitary sewer interceptor.
4. Sidewalks. Sidewalks will be constructed adjacent to Franklin Road and Interstate Drive.
5. Storm Sewers. Storm water will be conveyed to a proposed detention facility.
6. Streets. Interstate Drive is existing. Franklin Road will be constructed in accordance with City paving standards.
7. Water Main. A twelve-inch (12") water main will be installed adjacent to Franklin Road and Interstate Drive.
8. WQPZ. Lot 2 contains Water Quality Protection Zone (WQPZ). Width of the WQPZ was created through the averaging process. At this time, there is no proposal to develop Lot 2.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 16.87 acres. Lot 1 consists of 5.50 acres and Lot 2 consists of 11.37 acres. Lot 1 is proposed as an automotive dealership. Currently there is no proposal for Lot 2.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Battison Automotive, a Planned Unit Development to City Council subject to the approvals of R-1920-104 and O-1920-48.

ACTION TAKEN: _____