

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1213-28 A

DATE:
September 16, 2013

STAFF REPORT

ITEM: Consideration of an Amended Final Plat for P.B. ADDITION.

LOCATION: Generally located on the west side of Flood Avenue approximately 160^o north of Highland Parkway.

INFORMATION:

1. Owner. Sassan Moghadam.
2. Developer. Sassan Moghadam.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 26, 1954. City Council adopted Ordinance No. 899 annexing and placing this property in C-2, General Commercial District.
2. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council approval of the preliminary plat for P.B. Addition.
3. January 22, 2013. City Council approved the preliminary plat for P.B. Addition.
4. March 14, 2013. Planning Commission, on a vote of 6-0, approved the final plat for P.B. Addition and recommended deferral of street widening for Flood Avenue.
5. April 9, 2013. City Council approved the final plat for P.B. Addition and deferral of paving improvements for Flood Avenue in the amount of \$8,095.00.
6. April 12, 2013. The final plat for P.B. Addition was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrant is existing.
2. Sanitary Sewers. Sanitary sewer is existing.

3. Sidewalks. Sidewalk is existing.
4. Storm Sewers. A privately maintained detention pond will be installed with the submittal of a building permit application.
5. Streets. City Council approved deferral of street improvements for Flood Avenue. The developer has submitted a certificate of deposit in the amount of \$8,095.00 with the amended final plat because ten feet (10') of additional frontage has been added to P.B. Addition.
6. Water Mains. Water main is existing.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS: It has been determined errors were made regarding the legal description boundary of the final plat for P.B. Addition. As a result, an amended final plat for P.B. Addition has been submitted to the Development Committee for consideration. Upon submittal of the amended final plat to City Council, additional cost for deferral of Flood Avenue will be included.

The Development Committee supports the amended final plat for P.B. Addition and recommend it be submitted to City Council for consideration.