

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-18

DATE:
October 15, 2015

ITEM: Consideration of a Replat of a Final Plat for 7-ELEVEN Robinson ADDITION (A Replat of Lots 1 and 2, Block B, Lakecrest Estates and Lot 1, Lakecrest Estates Section 2).

LOCATION: Located at the northeast corner of the intersection of 12th Avenue N.E. and East Robinson Street.

INFORMATION:

1. Owners. 7-Eleven LLC.
2. Developer. 7-Eleven LLC.
3. Engineer. Grubbs Consulting, LLC.

HISTORY:

1. March 15, 1960. Planning Commission, on a vote of 7-0-1, recommended to City Council that this property be placed in C-1, Local Commercial District, and removed from R-1, Single-Family Dwelling District.
2. April 12, 1960. City Council adopted Ordinance No. 1216 placing this property in C-1, Local Commercial District and removing it from R-1, Single-Family Dwelling District.
3. February 19, 1963. Planning Commission, on a vote of 7-0, approved the preliminary plat for Lakecrest Estates 2nd Addition..
4. September 10, 1970. Planning Commission recommended to City Council that the final plat for Lakecrest Estates, Block 8 be approved.
5. September 29, 1970. City Council approved the final plat for Lakecrest Estates, Block 8.
6. February 11, 1971. Planning Commission recommended to City Council that the final plat of Lakecrest Estates, Block A & B be approved.
7. April 6, 1971. City Council approved the final plat for Lakecrest Estates, Block A & B.
8. June 11, 1971. The final plat for Lakecrest Estates, Block A & B was filed of record with the Cleveland County Clerk.

HISTORY (CON'T.)

9. March 8, 1973. Planning Commission, on a vote of 6-0, recommended denial of placing a portion of this property in C-2, General Commercial and removing it from C-1, Local Commercial District
10. May 10, 1973. Planning Commission, on a vote of 8-0, approved the preliminary plat for Lakecrest Estates Addition, Block B.
11. May 10, 1973. Planning Commission, on a vote of 8-0, approved the preliminary plat for Lakecrest Estates Addition, Block B.
12. May 10, 1973. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Lot 1, Block B, Lakecrest Estates Addition, a Replat of a part of Block B, Lakecrest Estates Addition be approved.
13. May 10, 1973. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Lot 2, Block B, Lakecrest Estates Addition, a Replat of a part of Block B, Lakecrest Estates Addition be approved.
14. May 29, 1973. City Council adopted Ordinance No. O-7273-62 placing this property in C-1, Local Commercial District with Permissive Use for a Automobile Service Facility.
15. June 19, 1973. City Council approved the final plat for Lot 1, Block B, Lakecrest Estates Addition, a Replat of part of Block B, Lakecrest Estates Addition.
16. June 19, 1973. City Council approved the final plat for Lot 2, Block B, Lakecrest Estates Addition, a Replat of part of Block B, Lakecrest Estates Addition.
17. June 22, 1973. The final plat for Lot 1, Block B, Lakecrest Estates Addition, a Replat of part of Block B, Lakecrest Estates Addition was filed of record with the Cleveland County Clerk.
18. June 22, 1973. The final plat for Lot 1, Block B, Lakecrest Estates Addition, a Replat of part of Block B, Lakecrest Estates Addition was filed of record with the Cleveland County Clerk.
19. August 10, 1973. Lakecrest Estates, Block B was vacated in District Court.
20. January 9, 1997. Planning Commission, on a vote of 7-0, recommended to City Council that apportion of this property be placed in C-1, Local Commercial District with Permissive Use for Automobile Service Facility (Car Wash) and removed from C-1, Local Commercial District.

HISTORY (CON'T.)

21. January 9, 1997. Planning Commission, on a vote 7-0, approved the preliminary plat for Lakecrest Addition, Section 2.
22. February 13, 1997. Planning Commission, on a vote of 9-0, recommended to City Council that the final plat for Lakecrest Estates Addition, Section 2, be approved subject to City Council's approval of Ordinance No. O-9697-33.
23. March 11, 1997. City Council adopted Ordinance No. O-9697-33 placing this property in C-1, Local Commercial District with Permissive Use for Automobile Service Facility (Car Wash).
24. April 22, 1997. City Council approved the final plat for Lakecrest Estates Addition, Section 2.
25. December 18, 1997. The final plat for Lakecrest Addition, Section 2 was filed of record with the Cleveland County Clerk.
26. September 10, 2015. Planning Commission, on a vote of 8-0, recommended to City Council placing this property in C-1, Local Commercial District with Special Use for Automotive Service Station (Fuel Sales).

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. Sidewalks are existing. Any sidewalks damaged during development will be required to be replaced.
5. Drainage. Drainage is existing.
6. Streets. Robinson Street and 12th Avenue N.E. are existing
7. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the site plan and final plat for 7-Eleven Addition and submit to City Council.

The project will consist of one (1) commercial lot on 2.04 acres. The proposal is for demolition of existing buildings and the construction of a new 7-11 convenience store.

The owner/developer is proposing to remove two (2) drive approaches on 12th Avenue N.E. Also, there is a proposal to convert the existing west drive approach on Robinson Street to a right in and right out setup with an island in the middle.