

PRELIMINARY PLAT

ITEM NO. 4

PP-1516-10

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for CCC ADDITION, NO. 3, A PUBLIC STORAGE.

LOCATION: 3724 Classen Boulevard.

INFORMATION:

1. Owner. 77 Storage Place, LLC.
2. Developer. 77 Storage Place, LLC.
3. Surveyor. NSE Engineering Consultants

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2 zoning classification.
3. November 13, 1986. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. November 13, 1986. Planning Commission, on a vote of 7-0, approved the preliminary plat for Theron Addition.
5. December 9, 1986. City Council adopted Ordinance No. O-8687-32 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. November 13, 1991. The approval of the preliminary plat for Theron Addition became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Public sanitary sewer mains are not available. Since this a continuation of storage facility a sewer system will not be needed.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facilities within the driving lanes serving the storage units.
6. Streets. Existing paving for Classen Boulevard is existing.
7. Water Mains. There is an existing eight-inch (8") water main adjacent to Classen Boulevard. It will be replaced by a twelve-inch (12") water main.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All 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 contains 1.1 acre and one lot. The owner will connect this facility with the existing facility. Adequate circulation will be provided within the property and the connection with the property to the north. As a result, an emergency fire access is provided by connecting an emergency drive to Classen Boulevard. The applicant will construct storage units on this property to complete the overall plan for this property and the property to the north. Staff recommends approval of the preliminary plat for CCC Addition No. 3.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for CCC Addition No. 3 to City Council.

ACTION TAKEN: _____