

PRELIMINARY PLAT
PP-1213-10

ITEM NO. 10b

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for CCC ADDITION, NO. 2.

LOCATION: 3722 Classen Boulevard.

INFORMATION:

1. Owner. 77 Storage Place, LLC.
2. Developer. 77 Storage Place, LLC.
3. Surveyor. Russell Ketner, P.E.

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. December 13, 2012. The applicant has made a request to place this property in I-1, Light Industrial District from A-2, Rural Agricultural District.

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. This property will be served by an existing private system which is located with the office building located north of this property. With the use of a lot line adjustment after the final platting of this property, the two properties will be combined as one lot.

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: The applicant has made a request to waive alley requirements. Adequate circulation will be provided within the property. 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 request to waive alley requirements and approval of the preliminary plat for CCC Addition No. 2.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for CCC Addition No. 2 to City Council.

ACTION TAKEN: _____