

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-5

DATE:
August 8, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for SHOPS AT TECUMSEH CROSSING SECTION 2.

LOCATION: Generally located 300-feet south of West Tecumseh Road and on the west side of 24th Avenue N.W.

INFORMATION:

1. Owners. Shops at Tecumseh, L.L.C.
2. Developer. Shops at Tecumseh, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1245 annexing this property into the City Limits.
2. October 18, 1960. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in A-2, Rural Agricultural District.
4. June 16, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 22, 1964. City Council adopted Ordinance No. 1686 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. December 10, 2015. Planning Commission, on a vote of 7-0, postponed amending the NORMAN Land Use and Transportation Plan from Industrial Designation to Commercial Designation at the request of the applicant.
7. December 10, 2015. Planning Commission, on a vote of 7-0, postponed placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District at the request of the applicant.

8. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Shops at Tecumseh Crossing Addition at the request of the applicant.
9. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for this property.
10. January 14, 2016. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the C-2, General Commercial District and removed from I-1, Light Industrial District.
11. January 14, 2016. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Shops at Tecumseh Crossing Addition with alley waiver be approved.
12. February 23, 2016. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation and from Future Service Area to Current Urban Service Area for all of the property.
13. February 23, 2016. City Council adopted Ordinance No. O-1516-28 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
14. February 23, 2016. City Council approved the preliminary plat for Shops at Tecumseh Crossing Addition with alley waiver.

IMPROVEMENT PROGRAM:

1. Alleys. City Council approved a request for alley waiver for the commercial property. Adequate circulation has been provided for delivery, emergency and sanitation vehicles.
2. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
4. Sanitary Sewers. An offsite sanitary sewer main has been extended from the intersection of Flood Avenue and Tecumseh Drive and installed in accordance with approved plans and City and State Department of Health standards. It will be extended to this property to provide the required sanitary sewer to serve the lots.

5. Sidewalks. A ten-foot width sidewalk will be installed adjacent to West Tecumseh Road. A five-foot width sidewalk will be installed adjacent to 24th Avenue N.W.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved final plans and City drainage standards. A privately maintained detention facility will be utilized to serve the proposed property.
7. Streets. West Tecumseh Road and 24th Avenue N.W. are existing.
8. Water Main. There is an existing 24" water main adjacent to West Tecumseh Road. There is an existing 24" water main adjacent to 24th Avenue N.W. There is a proposed internal looped water main that will serve fire hydrants.
9. Water Quality Protection Zone. This property contains Water Quality Protection Zone (WQPZ). An engineering solution has been submitted to address the WQPZ. The owners have submitted covenants for protecting the WQPZ.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the program of public improvements, site plan and final plat for Shops at Tecumseh Crossing Section 2 and submit to City Council for consideration.

This property consists of 5.7 acres. The proposed commercial property will consist of three (3) lots with a bank, professional offices and retail shops.

The final plat is consistent with the preliminary plat with the exception of a reconfiguration of the lot lines and one (1) less lot.