
PRELIMINARY PLAT
PP-1213-15

ITEM NO. 14b

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for CHRISTIAN BROTHERS AUTOMOTIVE ADDITION, A Replat of Part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development.

LOCATION: Generally located on the west side of Interstate Drive and north of West Rock Creek Road.

INFORMATION:

1. Owner. Christian Brothers Automotive.
2. Developer. Christian Brothers Automotive.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 11, 1996. Planning Commission, on a vote of 8-0, recommended to City Council amending the Land Use Plan from agricultural to commercial designation.
2. July 11, 1996. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in C-1 and O-1, and removed from A-2 classification.
3. July 11, 1996. Planning Commission, on a vote of 8-0, approved a request to waive the alley requirements and approved the preliminary plat for Young's Addition.
4. November 12, 1996. City Council adopted Ordinance No. O-9697-4 placing this property in C-1 and O-1, and removing it from A-2 zoning classification.
5. June 13, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Young's Addition be approved.
6. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to designate the property as Commercial Designation.
7. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in Planned Unit Development and removed from C-1 and O-1 zoning classification.

8. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Little River Green Addition be approved with alley waiver.
9. November 27, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate this property as Commercial Designation.
10. November 27, 2007. City Council adopted O-0708-13 placing this property in Planned Unit Development and removing it from C-1 and O-1 zoning classification.
11. November 27, 2007. City Council approved the preliminary plat for Little River Green Addition with alley waiver.
12. February 14, 2008. Planning Commission on a vote of 8-0 approved the final plat for Little River Green Addition and recommended deferral of street paving, drainage, water and sidewalk improvements for West Rock Creek Road and Interstate Drive.
13. April 22, 2008. City Council approved deferral of street paving, drainage, water and sidewalk for West Rock Road and Interstate Drive and approved the final plat for Little River Green Addition.
14. December 29, 2008. The final plat for Little River Green Addition was filed of record with the Cleveland County Clerk.
15. April 1, 2013. The Flood Plain Permit Committee approved Flood Plain Permit Application No. 517 allowing the construction of a building, parking lot, reinforced concrete box culvert and perform grading.
16. April 11, 2013. The applicant has made a request to place this property in the C-2, General Commercial District and remove it from the Planned Unit Development (PUD).

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the applicant has made a request to waive alley requirements.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer is existing.
5. Sidewalks. The engineer for the applicant is requesting waiver of the sidewalk requirement adjacent to Interstate Drive. A sidewalk will be installed on the south side of Yarbrough Way.

6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing City-owned detention facility located west of this property.
7. Streets. Interstate Drive is existing.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be extended from the south to this property and across the frontage of this property.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, letter of request from the engineer for the applicant and letter of request from the attorney for the applicant are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 1.3 acres and two (2) lots. This proposal is an automotive repair facility on the south lot, Lot 2, and retail or support facility on the north lot, Lot 1. The engineer for the applicant has requested waiver of the alley requirement. Staff can support this request based on the fact there are no existing alleys to connect to for an alley to function. There is a proposed "crash gate" emergency access located on Lot 2 for emergency vehicles entering or exiting Interstate Drive. The attorney for the applicant has requested waiver of a public sidewalk adjacent to Interstate Drive based on the fact there are no existing sidewalks. Staff cannot support this request. There is an existing sidewalk from Robinson Street all the way to the old Rock Creek Road alignment located adjacent to Interstate Drive except for an unplatted commercial property located between Stoney Brook Drive and Dove Crossing Drive. There is existing sidewalk from north of Broce Drive to south of Bart Conner Drive. With these existing sidewalks, the City has established precedent for sidewalks along Interstate 35 Service Road. It is agreed a sidewalk north of the old Rock Creek Road alignment does not exist. However, the City does intend to install a sidewalk from the existing sidewalk located south of the old Rock Creek Road alignment to the south property line of this plat. The property to the north has not platted. A sidewalk would be required with the platting of that property. Whenever all of the properties plat a sidewalk in the future could be continuous from Robinson Street to the Norman Healthplex property. Staff is of the opinion this could contribute to the proposed business and provide customers the ability to walk to and from their home and the business.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements, recommend approval or disapproval of the request to waive sidewalk requirements adjacent to Interstate Drive and recommend approval or disapproval of the preliminary plat for Christian Brothers Automotive Addition, a Replat of Part of Lot 1, and all of Lot 2, Block 1, Little River Green Addition to City Council.

ACTION TAKEN: _____