
SHORT FORM PLAT
SFP-2122-1

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a **SHORT FORM PLAT NO. SFP-2122-1, LOT 1, BLOCK 2, TECUMSEH ROAD BUSINESS PARK SECTION 2, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Located at the northeast corner of the intersection of Flood Avenue and Tecumseh Drive.

INFORMATION:

1. Owners. G & G Development, LLC.
2. Developer. G & G Development, LLC.
3. Surveyor. Dodson-Thompson-Mansfield, PLLC.
4. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. March 23, 1999. City Council adopted Ordinance No. O-9899-35 placing this property in the PUD, Planned Unit Development and removing it from PUD and RM-4 zoning classification.
2. October 12, 2010. City Council approved the final plat for Tecumseh Road Business Park Section 2, a Planned Unit Development.
3. February 10, 2011. The final plat for Tecumseh Road Business Park Section 2 was filed of record with the Cleveland County Clerk.
4. June 26, 2018. City Council adopted Ordinance No. O-1718-50 amending Ordinance No. O-9899-35 allowing commercial uses for this lot.

IMPROVEMENT PROGRAM:

1. Public improvements are existing.
2. Public sidewalks are secured with Subdivision Bond No. B-2122-22.

PUBLIC DEDICATIONS:

1. Easements. Easements are existing.
2. Rights-of-Way. Street rights-of-way are existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and short form plat are included in the Agenda Book.

STAFF COMMENTS. This property was platted as one lot. However, the owners desire to create two lots. Currently the property is vacant. The property consists of 1.29 acres and two lots. Short Form Plat No. SFP-2122-1 meets City requirements.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-2122-1, Lot 1, Block 2, Tecumseh Road Business Park Section 2, a Planned Unit Development and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____