

PRELIMINARY PLAT
PP-1920-4

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of a preliminary plat for **AVARA PHASE ONE ADDITION (Replat of Lot 1, Block 2, Shaklee Addition)**.

LOCATION: Generally located at the southwest corner of the intersection of State Highway No. 9 and 12th Avenue S.E.

INFORMATION:

1. Owners. Avara Pharmaceutical Technologies, Inc.
2. Developer. Avara Pharmaceutical Technologies, Inc.
3. Engineer. Cardinal Engineering
4. Surveyor. Lemke Surveying

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in A-2 zoning classification.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. February 9, 1978. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. February 9, 1978. Planning Commission, on a vote of 8-0, approved the preliminary plat for Shaklee Addition.

P.C. AGENDA 10-10-19

AVARA PHASE 1 (A REPLAT OF LOT 1, BLOCK 2, SHAKLEE ADDITION)

HISTORY (Con't)

7. February 28, 1978. City Council adopted Ordinance No. O-7778-50 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
8. April 13, 1978. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Shaklee Addition be approved.
9. May 2, 1978. City Council approved the final plat for Shaklee Addition.
10. June 9, 1978. The final plat for Shaklee Addition was filed of record with the Cleveland County Clerk.
11. January 13, 2000. Planning Commission, on a vote of 8-0, recommended to City Council that a Replat of Block 2, Shaklee Addition be approved.
12. February 22, 2000. City Council approved a Replat of Block 2, Shaklee Addition.
13. January 26, 2001. The Replat for Block 2, Shaklee Addition was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans and City standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewers are existing.
3. Sidewalks. Sidewalks are existing adjacent to 12th Avenue S.E. Sidewalks are not required adjacent to State Highway No. 9. A sidewalk will be constructed adjacent to Cedar Lane Road.
4. Storm Sewers. Based on the location of this property within the basin, staff is recommending fee in lieu of detention.
5. Streets. Streets are existing.
6. Water Mains. Water mains are existing adjacent to 12th Avenue S.E. and Cedar Lane Road. A water line will be installed to serve proposed fire hydrant.

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 have been dedicated to the City.

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

STAFF RECOMMENDATION: The owners desire to create two lots from the existing platted lot. The property consist of 75.96 acres. Lot 1 consists of 25.95 acres with an existing structure. Lot 2 consists of 50.01 acres and a proposed industrial building. One existing access point located near the intersection of 12th Avenue S.E. and Cedar Lane Road will be relocated from 12th Avenue S.E. to Cedar Land Road approximately 675' from the intersection. The existing drive on 12th Avenue will be removed. There are proposed drives accessing 12th Avenue S.E. with the new proposed lot. Staff recommends approval of the preliminary plat for Avara Addition, a Replat of Lot 1, Block 2, Shaklee Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Avara Phase 1 (a Replat of Lot 1, Block 2, Shaklee Addition) to City Council.

ACTION TAKEN: _____