

PRELIMINARY PLAT
PP-1617-1

ITEM NO. 3c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for JOLLEY ADDITION, (INCLUDING A REPLAT OF OLIVET BAPTIST MISSION).

LOCATION: Located at the northwest corner of the intersection of 36th Avenue N.W. and Cascade Boulevard.

INFORMATION:

1. Owners. Faith Pointe Baptist Church, Inc. and Mike Jolley Investments L.L.C.
2. Developer. Mike Jolley Investments L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. July 14, 1983. Planning Commission, on a vote of 7-1, recommended to City Council that this property should not be placed in the RM-6, Medium Density Apartment District.
4. August 9, 1983. City Council adopted Ordinance No. O-8384-2. However this property was removed from the zoning request.
5. August 11, 1983. Planning Commission, on a vote of 4-3, made no recommendation to City Council that this property be placed in RM-2, Low Density Apartment District and removed from A-2, Rural Agricultural District.
6. November 15, 1983. City Council adopted Ordinance No. O-8384-18 placing this property in the RM-2, Low Density Apartment District and removing it from A-2, Rural Agricultural District.

HISTORY (CONT'D)

7. June 9, 1988. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in RM-2, Low Density Apartment District with permissive use for a church and removed from RM-2, Low Density Apartment District.
8. July 12, 1988. City Council adopted Ordinance No. O-8788-58 placing this property in RM-2, Low Density Apartment District with permissive use for a church and removed from RM-2, Low Density Apartment District.
9. March 9, 1989. Planning Commission, on a vote of 6-0, recommended to City Council the amendment of the plot plan accompanied by Ordinance No. O-8788-58 which established a church as a permissive use permitted upon review.
10. March 9, 1989. Planning Commission, on a vote of 6-0, approved the preliminary plat for Olivet Baptist Mission.
11. March 9, 1989. Planning Commission, on a vote of 6-0, approved the final plat for Olivet Baptist Mission
12. April 11, 1989. City Council adopted Ordinance No. O-8889-40 amending the provisions of Ordinance No. O-8788-58 so as to establish a new plot plan for a church located in the RM-2, Low Density Apartment District with permissive use for a church.
13. April 11, 1989. City Council approved the final plat for Olivet Baptist Mission.
14. May 30, 1989. The final plat for Olivet Baptist Mission was filed of record with the Cleveland County Clerk. The final plat did not include all of the ownership.
15. May 14, 1992. Planning Commission, on a vote of 8-0, recommended to City Council the amendment of the site plan that accompanied Ordinance No. O-8788-58.
16. June 23, 1992. City Council adopted Ordinance No. O-9192-54 amending the site plan that accompanied Ordinance No. O-8788-58
17. July 14, 2016. Planning Commission, on a vote of 6-0 postponed a request to amend the NORMAN 2025 Plan from Institutional Designation to Commercial Designation, placing a portion of this property in the C-1, Local Commercial District from RM-2, Low Density Apartment District with permissive use for a church, and the preliminary plat for Jolley Addition, including a Replat of Olivet Baptist Mission at the request of the applicant.

HISTORY (CONT'D)

18. August 11, 2016. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Institutional Designation to Commercial Designation on a portion of the property.
19. August 11, 2016. The applicant has made a request to place a portion of this property in C-1, Local Commercial District and removing it from RM-2, Low Density Apartment District with permissive use for a church.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the owner has made a request to waive alley requirements for the commercial lot.
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 Sewer. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be installed adjacent to 36th Avenue N.W. and Cascade Boulevard in accordance with approved plans and City standards.
6. Storm Sewers. Privately-maintained detention facilities will be utilized for storm water runoff.
7. Streets. Cascade Boulevard and 36th Avenue N.W. are existing.
8. Water Mains. There is an existing 16" water main adjacent to 36th Avenue N.W. and an 8" water main adjacent to Cascade Boulevard. Water mains will be installed to serve proposed fire hydrants for fire protection.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, preliminary plat and letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The proposal has a single access to the commercial property from 36th Avenue N.W. Although with a future traffic signal the access will be closer than City standards normally allows, it is in the best location to serve the facility and keep separation from existing drive approaches to the north. Also, a commercial drive will serve the commercial property from the existing designated collector of Cascade Boulevard. The applicant of the commercial property did try to negotiate a single access between it and the church property. However, the church did not want the conflict with the commercial activity. Its location does not violate City standards. Staff recommends approval of the request to waive the alley requirements for the commercial lot and approval of the preliminary plat for Jolley Addition (including a Replat of Olivet Baptist Mission) subject to approvals of R-1617-4 and O-1617-2.

ACTION NEEDED: Recommend approval or disapproval of the request to waive the alley requirements for the commercial lot and approval or disapproval of the preliminary plat for Jolley Addition (including a Replat of Olivet Baptist Mission) to City Council.

ACTION TAKEN: _____