
PRELIMINARY PLAT
PP-1920-6

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Revised Preliminary Plat for **NORTH POINT ADDITION**.

LOCATION: Generally located ½ mile north of Indian Hills Road on the east side of North Interstate Drive.

INFORMATION:

1. Owner. Red Leaf Construction.
2. Developer. Red Leaf Construction.
3. Engineer. Nafa Engineering, PLLC.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. April 16, 1963. Planning Commission recommended to City Council that this property be placed in the I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.
5. May 14, 1963. City Council adopted Ordinance No. 1487 placing this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.
6. March 12, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for North Point Addition.
7. April 9, 2015. Planning Commission, on a vote of 6-0, postponed the preliminary plat for North Point Addition.

8. May 14, 2015. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for North Point Addition be approved.
9. June 9, 2015. City Council approved the preliminary plat for North Point Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed to serve the proposed structures. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Lots 1 and 2 will utilize proposed sanitary sewer connections to the City of Moore. The City of Moore has acknowledged approval of the wastewater utilizing their treatment plant.
4. Sidewalks. Sidewalks are not required adjacent to Interstate Drive in industrial zoned property.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facility for controlled discharge into Little River.
6. Streets. Interstate Drive is existing.
7. Water. There is an existing 12-inch (12") water line located adjacent to Interstate Drive. A water line will be installed in accordance with approved plans and State Department of Environmental Quality standards to serve the fire hydrant and 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.
3. WQPZ. There is Water Quality Protection Zone on a good portion of the property. There are no plans to develop this area. Covenants will be required with the final plat.
4. Flood Plain. Block A consist of Flood plain. There are no proposed structures or development located within this area.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 2.6219 acres. Of the 2.6219 acres, there are two proposed lot on 1.1478 acres for warehouse or office use. The remainder of the property is not proposed for development since it consists of Flood Plain and Water Quality Protection Zone (WQPZ). Block A consists of 1.1987 acres. The private drive located on the north side of the property consists of .2758 acres. Staff recommends approval of the revised preliminary plat for North Point Addition.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for North Point Addition to City Council.

ACTION TAKEN: _____