

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-22

DATE:
April 28, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for RUPPERT'S 2ND ADDITION.

LOCATION: Located at 6777 North Interstate (approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive).

INFORMATION:

1. Owner. Joe and Peggy Ruppert.
2. Developer. Joe and Peggy Ruppert.
3. Surveyor. Hale & Associates Survey Company

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. July 16, 1962. Planning Commission recommended to City Council that a portion of this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.
5. July 16, 1962. Planning Commission recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District.
6. August 28, 1962. City Council adopted Ordinance No. 1404 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
7. September 11, 1962. City Council adopted Ordinance No. 1405 placing a portion of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.

8. February 18, 1964. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in I-2, Heavy Industrial District and removed from C-2, General Commercial District.
9. March 24, 1964. City Council adopted Ordinance No. 1637 placing a portion of this property in I-2, Heavy Industrial District and removing it from C-2, General Commercial District.
10. March 12, 2015. Planning Commission, on a vote of 7-0, recommended to the City Council that the preliminary plat for Ruppert's 2nd Addition be approved.
11. April 14, 2015. City Council approved the preliminary plat for Ruppert's 2nd Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrant is existing serving the structures.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. This development will utilize an existing private sanitary sewer.
4. Sidewalks. Sidewalks are not required adjacent to the Interstate Drive (frontage road).
5. Drainage. There is no proposed additional installation of impervious materials to be placed on the property.
6. Streets. Interstate Drive is existing.
7. Water. There is an existing 12-inch (12") water line adjacent to North Interstate Drive.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.
3. WQPZ. There is Water Quality Protection Zone on the eastern portion of the property. There are no plans to build structures within that area.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION:

The surveyor for the developer has requested the Development Committee review the site plan and final plat for Ruppert's 2nd Addition and submit it to City Council.

This property consists of approximately 11 acres located on one (1) proposed lot. There are existing structures on the property. The owners propose to remove an existing storage building and replace it with a new storage building that will be larger in size. However the concrete pad is existing resulting in no additional installation of impervious materials.

The final plat is consistent with the approved preliminary plat.

Legal Department has reviewed the Covenants as they address the WQPZ (Water Quality Protection Zone).

Traffic impact fees in the amount of \$726.55 will be required prior to filing the final plat.

The City Development Committee supports the final plat for Ruppert's 2nd Addition and recommends the final plat be submitted to City Council for consideration.