

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-24

DATE:
May 21, 2015

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for MAIN STREET PLACE ADDITION.

LOCATION: Located in the 2500 Block of West Main Street.

INFORMATION:

1. Owner. Kunkel Properties, LLC.
2. Developer. Kunkel Properties, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. July 21, 1959. City Council adopted Ordinance No. 1156 annexing and placing a portion of this property in C-2, General Commercial District.
2. October 21, 1961. City Council adopted Ordinance No. 1320 annexing a portion of this property into the City limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in A-2, Rural Agricultural District.
4. April 23, 1963. City Council adopted Ordinance No. 1474 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. July 23, 1968. City Council adopted Ordinance No. 2091 placing a portion of this property in I-1, Light Industrial Zoning District and removing it from A-2, Rural Agricultural District.
6. July 12, 2012. Planning Commission, on a vote of 5-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District and I-1, Light Industrial District.
7. July 12, 2012. Planning Commission, on a vote of 5-0, recommended to City Council that the preliminary plat for Main Street Place Addition be approved.

HISTORY (Cont'd)

8. August 28, 2012. City Council adopted Ordinance No. O-1213-1 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District and I-1, Light Industrial District.
9. August 28, 2012. City Council approved the preliminary plat for Main Street Place Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main.
4. Sidewalks. Sidewalks will be installed adjacent to West Main Street.
5. Drainage. Storm water will be conveyed to its existing outlet.
6. Streets. West Main Street is existing.
7. Water Mains. Water mains will be installed to serve fire hydrants in accordance with approved plans and City and Department of Environmental Quality standards. An existing 6-inch (6") water main will be upgraded to a 12-inch (12") water main.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final plat for Main Street Place Addition and submit it to City Council for its consideration.

The final plat consists of one commercial lot on 2.37 acres. At this time there are no proposed changes in the existing structures.

The final plat is consistent with the preliminary plat.