
SHORT FORM PLAT
SFP-1516-1

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1516-1 for LADY DI.

LOCATION: Located at the northeast corner of the intersection of Classen Boulevard and Imhoff Road.

INFORMATION:

1. Owners. The Shops at Crimson Park, L.L.C.
2. Developer. Zaxby's Restaurant
3. Engineer. Carter Engineering Consultants, Inc.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the corporate city limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. October 8, 1970. Planning Commission, on a vote of 5-0 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.
5. November 3, 1970. City Council adopted Ordinance No. 2334 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
6. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in the PUD, Planned Unit Development, and removing it from C-2 zoning classification

7. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Crimson Park Addition, a Planned Unit Development, be approved.
8. September 9, 2003. City Council adopted Ordinance No. O-0302-13 placing a portion of this property in PUD, Planned Unit Development and removing it from C-2, General Commercial District.
9. September 9, 2003. City Council approved the preliminary plat for Crimson Park Addition.
10. March 13, 2008. Planning Commission, on a vote of 8-0, 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.
11. March 13, 2008. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Crimson Center South Addition be approved.
12. April 22, 2008. City Council adopted Ordinance No. O-0708-34 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District
13. April 22, 2008. City Council approved the preliminary plat for Crimson Center South Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer mains are existing.
3. Drainage. An existing detention pond was constructed to serve the development.
4. Sidewalks. Sidewalks are existing.
5. Streets. Streets are existing.
6. Water Mains. Water mains are existing.

PUBLIC DEDICATION

1. Easements. A separate instrument easement will be required to cover an existing sanitary sewer main.
2. Rights-of-Way. All street rights-of-way have been previously dedicated.

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

STAFF COMMENTS AND RECOMMENDATION. These two lots were preliminary platted as Crimson Center South Addition in 2008. Since that time, all required public improvements were existing or completed with projects. The property consists of .29 acres and two (2) commercial lots. A proposed restaurant will be constructed on Lot 1. Cross access agreements and other documents will be filed with the short form plat.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1516-1 for Lady Di and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____