

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-4

DATE:
July 2, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for EAST RIDGE PLACE SECTION 1, A PLANNED UNIT DEVELOPMENT FOR LOT. 2, BLOCK 1.

LOCATION: Generally located east of 24th Avenue S.E. and south of East Lindsey Street.

INFORMATION:

1. Owner. Landstar Developing L.L.C.
2. Developer. Landstar Developing L.L.C.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the City limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
3. March 17, 1983. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-1, Local Commercial District and removed from A-2, Rural Agricultural District.
4. March 17, 1983. Planning Commission, on a vote of 6-0, approved the preliminary plat for East Ridge Addition II.
5. April 12, 1983. City Council adopted Ordinance No. 0-8283-75, placing this property in C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.
6. November 10, 1983. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for East Ridge Addition.
7. June 10, 1993. Planning Commission, on a vote of 6-0, approved the revised preliminary plat for East Ridge Addition.

HISTORY (Cont'd):

8. November 13, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in the PUD, Planned Unit Development and removed from C-1, Local Commercial District.
9. November 13, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for East Ridge Place Addition, Lots 1, 2 and 3, Block 1 and a Planned Unit Development for Lot 4, Block 1 with alley waiver for Lots 1, 2 and 3, Block 1, be approved.
10. January 13, 2015. City Council adopted Ordinance No. O-1415-22 placing a portion of this property in the PUD, Planned Unit Development District and removing it from C-1, Local Commercial District.
11. January 13, 2015. City Council approved the preliminary plat for East Ridge Place Addition, with a Planned Unit Development for a portion of the property.

IMPROVEMENT PROGRAM:

1. Alleys. City Council, at its meeting of January 13, 2015 approved a request to waive alley requirements for Lot 1, Block 1 within the preliminary plat.
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 Sewers. Sanitary sewer mains are existing to serve each of the proposed lots.
5. Sidewalks. Sidewalks are existing adjacent to 24th Avenue S.E. and East Lindsey Street.
6. Storm Sewers. Storm water runoff will be conveyed to an onsite privately maintained detention facility.
7. Streets. Twenty-fourth Avenue S.E. and East Lindsey Street meet current City standards.
8. Water Mains. There is an existing 30-inch water main adjacent to 24th Avenue S.E. and an existing 12-inch water main adjacent to East Lindsey Street. Water mains will be installed within the property to serve proposed fire hydrants.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the final site development plan and final plat for East Ridge Place Section 1, a Planned Unit Development for Lot 2, Block 1 and submit to City Council.

The final plat consists of 4.28 acres and two (2) lots. Lot 1 is zoned C-1, Local Commercial and Lot 2 is zoned PUD, Planned Unit Development. The developer proposes to develop this property with a professional office fronting East Lindsey Street. Within the PUD area located behind the future retail shops fronting 24th Avenue S.E. is proposed as a ministorage facility with an office fronting onto 24th Avenue S.E. at the south end of the property. Adequate circulation has been provided for service and emergency vehicles with a proposed temporary emergency access through the future commercial retail property. At such time as the retail property is platted and developed, the temporary access will be relocated to the north side of the property as originally proposed.