

PRELIMINARY PLAT

ITEM NO. 10b

PP-1415-11

ITEM: Consideration of a Preliminary Plat for EAST RIDGE PLACE ADDITION, LOTS 1, 2 & 3, BLOCK 1, and a PLANNED UNIT DEVELOPMENT for LOT. 4, BLOCK 1. (Formerly preliminary platted as East Ridge Addition).

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.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the developer has made a request to waive alley requirements for the commercial lots. The lots contain less than one acre. However, adequate circulation has been provided for service and emergency vehicles.
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. Stormwater runoff will be conveyed to an on site 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 will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, preliminary plat and letter of request for alley waiver are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developer proposes to develop this property with retail stores fronting 24th Avenue S.E. and East Lindsey Street. Within the PUD area located behind the retail shops is proposed as a ministorage facility with an office fronting onto 24th Avenue S.E. at the south end of the property. The engineer for the developer has made a request to waive the alley requirements for the commercial lots. Adequate circulation has been provided for service and emergency vehicles. Staff recommends approval of the request to waive alley requirements for the commercial lots and approval of the preliminary plat for East Ridge Place Addition, Lots 1, 2 & 3, Block 1, and a Planned Unit Development for Lot 4, Block 1.

ACTION NEEDED: Approve or reject the request to waive alley requirements for the commercial lots, Lots 1 through 3, Block 1 and recommend approval or disapproval of the preliminary plat for East Ridge Place Addition, Lots 1, 2 & 3, Block 1, and a Planned Unit Development for Lot 4, Block 1 to City Council.

ACTION TAKEN: _____