
SHORT FORM PLAT
SFP-1213-1

ITEM NO. 7

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1213-1, LOTS 2C AND 2D, BLOCK 2 OF A REPLAT OF LOT 2B, BLOCK 2, OF THE FINAL PLAT OF LOT 2A, 2B, BLOCK 2, UNIVERSITY NORTH PARK, SECTION V, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the east side of 24th Avenue N.W. and 315 feet south of Legacy Park Drive.

INFORMATION:

1. Owners. University Town Center, LLC
2. Developer. University Town Center, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommend to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2 zoning classification.
3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.

HISTORY (con't)

6. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1 and A-2 zoning classification.
7. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
10. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council the amending of the Planned Unit Development narrative and the site development plan.
11. September 14, 2006. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
12. October 12, 2006. Planning Commission, on a vote of 8-0, approved the final plat of a Replat for Lot 1, Block 2, University North Park Addition, Section 1, a Planned Unit Development.
13. October 24, 2006. City Council postponed indefinitely Ordinance No. O-0607-13 amending the Planned Unit Development narrative and Site Development Plan approved with Ordinance No. O-0203-2.
14. October 24, 2006. City Council postponed indefinitely the revised preliminary plat and waiver of alley requirements for University North Park Addition, a Planned Unit Development.
15. December 12, 2006. City Council adopted Ordinance No. O-0607-13 amending the Planned Unit Development narrative and Site Development Plan approved with Ordinance No. O-0203-3.
16. December 12, 2006. City Council approved the revised preliminary plat with alley waiver.

17. August 13, 2009. Planning Commission, on a vote of 7-0, approved the final plat for University North Park Addition, Section V, a Planned Unit Development.
18. January 11, 2011. City Council approved the final plat for University North Park Addition, Section V, a Planned Unit Development.
19. February 23, 2011. The final plat for University North Park Addition, Section V, a Planned Unit Development, was filed of record with the Cleveland County Clerk.
20. December 8, 2011. Planning Commission, on a vote of 8-0, approved the final plat of Lots 2A and 2B, Block 2, University North Park Addition, Section V, a Planned Unit Development, a Replat of Lot 2, Block 2, University North Park Addition, Section V, a Planned Unit Development.
21. January 10, 2012. City Council approved the final plat of Lots 2A and 2B, Block 2, University North Park Addition, Section V, a Planned Unit Development.
22. March 6, 2012. The final plat for Lot 2A and 2B; Block 2, University North Park Addition, Section V, a Planned Unit Development, a Replat of Lot 2, Block 2, University North Park Addition, Section V; a Planned Unit Development was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer mains are existing.
3. Drainage. Drainage is existing.
4. Streets. Twenty-fourth Avenue N.W. is existing.
5. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. Easements were dedicated with the filed final plat.
2. Rights-of-Way. All street rights-of-way were dedicated with the filed final plat.

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

STAFF COMMENTS AND RECOMMENDATION. This property consists of two (2) commercial lots. Staff recommends approval of Short Form Plat No. SFP-1213-1 for Lot 2C and 2D, Block 2 a Replat of Lot 2B, Block 2, of the final plat of Lot 2A and 2B, Block 2, University North Park Section V, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1213-1; Lot 2C and 2D, Block 2 a Replat of Lot 2B, Block 2, University North Park Section V, a Planned Unit Development, and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____