

PRELIMINARY PLAT
PP-1516-9

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for WOODCREST ESTATES PLAZA ADDITION
(A Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition).

LOCATION: Located at the northeast corner of the intersection of Porter Avenue and Rock Creek Road.

INFORMATION:

1. Owners. Bishops Landing Limited Partnership
2. Developer. C.A. McCarty Construction, L.L.C.
3. Engineer. Crafton Tull.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended to City Council placing this property in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. September 18, 1962. Planning Commission recommended that this property be placed in C-1, Local Commercial District with one service station and R-3, Multi-Family Dwelling District and removed from A-2, Rural Agricultural District.
5. October 23, 1962. City Council adopted Ordinance No. 1424 placing this property in C-1, Local Commercial District and R-3, Multi-Family Dwelling District and removing it from A-2, Rural Agricultural District.

HISTORY (CONT'D):

6. January 21, 1964. Planning Commission recommended to City Council that the final plat for Woodcrest Estates Second Addition be approved.
7. January 28, 1964. City Council approved the final plat for Woodcrest Estates Second Addition.
8. April 13, 1965. The final plat for Woodcrest Estates Second Addition was filed of record with the Cleveland County Clerk.
9. September 11, 1969. Planning Commission, on a vote of 7-1, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District with permissive use for off-street parking and removed from R-3, Multi-Family Dwelling District
10. September 11, 1969. Planning Commission recommended to City Council that the final plat for Woodcrest Estates Plaza Addition be approved.
11. October 7, 1969. City Council adopted Ordinance No. 2213 placing a portion of this property in the RM-6, Medium Density Apartment District with permissive use for off-street parking and removing it from R-3, Multi-Family Dwelling District.
12. March 24, 1970. City Council approved the final plat for Woodcrest Estates Plaza Addition.
13. March 25, 1970. The final plat for Woodcrest Estates Plaza Addition was filed of record with the Cleveland County Clerk.
14. March 11, 1976. Planning Commission recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from C-1, Local Commercial District with one service station.
15. March 30, 1976. City Council adopted Ordinance No. O-7576-36 placing a portion of this property in the C-2, General Commercial District and removing it from C-1, Local Commercial District with one service station.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans and City standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

IMPROVEMENT PROGRAM (CONT'D):

3. Sidewalks. Sidewalks are existing adjacent to Porter Avenue and Rock Creek Road. Sidewalks will be required to be installed adjacent to Sequoyah Trail and Woodcrest Drive.
4. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. There are two (2) proposed privately maintained detention facilities that will control storm water runoff.
5. Streets. Porter Avenue, Rock Creek Road, Woodcrest Drive and Sequoyah Trail are existing.
6. Water Mains. There is an existing 12" water main adjacent to Porter Avenue, a 12"/16" water main adjacent to Rock Creek Road and 8" water mains adjacent to Woodcrest Drive and Sequoyah Trail.

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 have been dedicated to the City with the previous final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 6.83 acres and nine (9) lots. The project indicates a convenience store and retail shops on five proposed commercial lots. There are four (4) residential lots that will consist of duplexes. The residential lots will not access Sequoyah Trail.

There are proposed cross access connections within the property to provide circulation for service vehicles. As a result, staff can support a request to waive alley requirements

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for Woodcrest Estates Plaza Addition, a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition, a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition to City Council.

ACTION TAKEN: _____