

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-11

DATE:
December 8, 2014

STAFF REPORT

ITEM: Consideration of a Final Plat for CLASSEN MEDICAL COMPLEX ADDITION.

LOCATION: Generally located on the west side of Classen Boulevard and south of Imhoff Road.

INFORMATION:

1. Owner. Moose Lodge Chapter 1799.
2. Developer. Hussein Torbati
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. April 10, 1969. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-2, and removed from A-2 zoning classification.
2. May 6, 1969. City Council adopted Ordinance No. 2160 placing this property in C-2 and removing it from A-2 zoning classification.
3. September 14, 1972. Planning Commission, on a vote of 8-0, approved the preliminary plat for Russell-Pierce Addition.
4. September 14, 1977. The preliminary plat for Russell-Pierce Addition became null and void.
5. March 10, 2011. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Moose Lodge Chapter 1799 Addition be approved with alley waiver.
6. April 26, 2011. City Council approved the request to waive alley requirements and the preliminary plat for Moose Lodge Chapter 1799 Addition.

IMPROVEMENT PROGRAM:

1. Alleys. City Council, at its meeting of April 26, 2011, approved the waiver of the alley requirements.
2. 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.
3. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
4. Sanitary Sewers. Sanitary sewer is existing.
5. Sidewalks. Sidewalk is existing.
6. Storm Sewers. Storm water will be conveyed to an existing privately maintained detention facility.
7. Streets. Classen Boulevard is existing.
8. Water Mains. Sixteen-inch (16") water main is existing. A water main will be installed to serve a fire hydrant in accordance with approved plans and City and State Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and final plat are included as attachments.

DEVELOPMENT COMMITTEE: The engineer for the developer has requested the Development Committee review the final plat for Classen Medical Complex Addition and submit it to City Council for its consideration. There is one proposed commercial lot with 1.69 acres. The proposal is for a professional office. A cross access agreement will be filed of record with the final plat. Cross access will be provided for the Medical Clinic to the south, this property and Moose Lodge to the north. This will allow all of the property owner's clients or patients access to the traffic signal at the intersection of Classen Boulevard and Imhoff Road.

ACTION NEEDED: Approve or disapprove the final plat for Classen Medical Complex Addition.

ACTION TAKEN: _____