

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1920-9

DATE:
January 22, 2020

STAFF REPORT

ITEM: Consideration of a Final Plat for CEDARWOOD ADDITION.

LOCATION: Generally located at the northwest corner of the intersection of Classen Boulevard (U.S. 77) and State Highway No. 9.

INFORMATION:

1. Owners. Cedarwood Development Group, LLC.
2. Developer. Cedarwood Development Group, LLC.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing a portion of this property into the Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City Limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. December 14, 2017. The applicant has made a request to place this property in the C-2, General Commercial District and remove it from A-2, Rural Agricultural District.
5. December 14, 2017. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the C-2, General Commercial District and removed from A-2, Rural Agricultural District.
6. December 14, 2017. Planning Commission, on a vote of 8-1, recommended to City Council that the preliminary plat for Cedarwood Addition be approved.
7. January 23, 2018. City Council adopted Ordinance No. O-1718-24 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
8. January 23, 2018. City Council approved the preliminary plat for Cedarwood Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. An existing twenty-four inch (24") sanitary sewer main is located at the rear of the property running parallel to the right-of-way of BNSF railroad. This lot will connect to an existing sanitary sewer manhole.
4. Sidewalks. Five-foot (5') sidewalks will be constructed adjacent to Classen Boulevard. However if they are located adjacent to the street, additional width will be required.
5. Storm Sewers. Storm water runoff will be conveyed to proposed detention facility. The detention facility will be located outside of a conservation easement area. Storm water will then be conveyed to the BNSF Railroad right-of-way from the detention facility.
6. Streets. Classen Boulevard (State Highway 77) is existing. However with this proposal there will be modifications to Classen Boulevard and the existing traffic signal. Those improvements have been completed
7. Water Mains. There is an existing 24"/16" water main adjacent to Classen Boulevard.

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, site plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review and approve the program of public improvements, site plan and final plat for Cedarwood Addition and submit them to City Council for consideration.

This property consists of 5.12 acres and one (1) commercial lot. In addition, Block A contains a conservation easement and detention pond. The detention pond is located outside of the conservation easement. This area will be maintained by the owner of Lot 1. The proposed commercial lot will be an OnCue facility.