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## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1920-6

DATE:  
January 22, 2020

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat of a **REPLAT FOR VICTORY FAMILY CHURCH ADDITION.**

**LOCATION:** Generally located between Flood Avenue (Highway No. 77) and 24<sup>th</sup> Avenue N.W. and one-third of a mile south of Franklin Road.

**INFORMATION:**

1. Owner. Victory Family Church.
2. Developer. Victory Family Church.
3. Engineer. Crafton Tull

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
  2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
  3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
  4. September 9, 1982. Planning Commission, on a vote of 7-2, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
  5. September 9, 1982. Planning Commission, on a vote of 8-1, approved the preliminary plat for Pepco Industrial Park Addition.
  6. October 5, 1982. City Council adopted Ordinance No. 0-8283-17 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
  7. September 9, 1987. The approval of the preliminary plat of Pepco Industrial Park within this property became null and void.
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8. August 10, 2000. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the I-1, Light Industrial District with Special Use for a Church.
9. August 10, 2000. Planning Commission, on a vote of 8-0, approved the preliminary plat for New Life Addition.
10. September 12, 2000. City Council adopted Ordinance No. O-0001-8 placing this property in I-1, Light Industrial District with Special Use for a Church.
11. August 8, 2002. Planning Commission, on a vote of 6-1, recommended to City Council that the revised preliminary plat for New Life Addition be approved.
12. September 9, 2002. City Council approved the revised preliminary plat for New Life Addition.
13. September 12, 2002. Planning Commission, on a vote of 6-0, recommended to City Council that the final plat for New Life Addition be approved.
14. April 10, 2003. Planning Commission, on a vote of 7-0, recommended that the final plat for New Life Addition be approved.
15. May 11, 2004. City Council approved the final plat for New Life Addition.
16. March 11, 2005. The final plat for New Life Addition was filed of record with the Cleveland County Clerk.
17. August 10, 2007. Approval of the preliminary plat for New Life Addition became null and void.
18. February 11, 2016. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Victory Family Church Addition be approved.
19. March 22, 2016. City Council approved the preliminary plat for Victory Family Church Addition.
20. June 29, 2016. The City Development Committee approved the site plan and preliminary plat for Victory Family Church Addition, a Replat of the revised final plat for New Life Church Addition.
21. July 12, 2016. City Council approved the site plan and final plat for Victory Family Church Addition, a Replat of the revised final plat for New Life Church Addition.
22. December 28, 2016. The final plat of Victory Family Church Addition, a Replat of the revised final plat for New Life Church Addition was filed of record with the Cleveland County Clerk.

23. September 13, 2019. Lot Line Adjustment No. 1609 was filed of record with the Cleveland county Clerk.

**IMPROVEMENT PROGRAM:**

1. All public improvements are existing and accepted.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements have been previously dedicated to the City.
2. Rights-of-Way. All required rights-of-way have been previously dedicated to the City.
3. Park Land Dedication. Park land dedication is not required for industrially-zoned property.
4. Water Quality Protection Zone. This property contains WQPZ. The engineer for the owner has provided engineering solutions to relocate the WQPZ in order to complete the parking lot final phase.

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

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee approve site plan and final plat of a Replat for Victory Family Church Addition and submit it to City Council for consideration. The property consists of 25 acres and one lot.