

PRELIMINARY PLAT  
PP-1415-19

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ITEM NO. 4

**ITEM:** Consideration of a Preliminary Plat for EASTPARK CROSSING SECTION II, A  
PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located north of Alameda Street on the west side of 12<sup>th</sup> Avenue NE.

INFORMATION:

1. Owners. XII Street Commons, Inc.
2. Developer. XII Street Commons, Inc.
3. Engineer. Huitt-Zollars, Inc.

HISTORY:

1. March 14, 1996. Planning Commission, on a vote of 5-3, recommended to City Council this property be rezoned to PUD, Planned Unit Development.
2. March 14, 1996. Planning Commission, on a vote of 5-3, approved the preliminary plat for Walgreen Addition.
3. May 14, 1996. City Council postponed indefinitely Ordinance No. 0-9596-27 rezoning this property to PUD, Planned Unit Development, at the request of the applicant.
4. June 10, 1999. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in PUD and removed from Institutional zoning classification.
5. June 10, 1999. Planning Commission, on a vote of 7-0, approved the preliminary plat for Eastpark Addition.
6. July 27, 1999. City Council adopted Ordinance No. O-9900-1 placing this property in PUD zoning classification.
7. June 4, 2004. The approval of the preliminary plat became null and void.
8. June 12, 2008. Planning Commission, on a vote of 4-1, recommended to City Council that the preliminary plat for Eastpark Crossing Addition, a Planned Unit Development be approved.
9. August 12, 2008. City Council approved the preliminary plat for Eastpark Crossing Addition subject to the submittal of a Traffic Impact Analysis with a final plat.

10. December 11, 2008. Planning Commission, on a vote of 9-0, approved the final plat for Eastpark Crossing Addition, Section II, a Planned Unit Development.
11. February 22, 2009. City Council approved the final plat for Eastpark Crossing Section II Addition, a Planned Unit Development.
12. February 22, 2011. Approval of the final plat became null and void.
13. August 12, 2011. Approval of the preliminary plat became null and void.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the owner has made a request to waive alley requirements. Adequate fire lanes and service lanes will be provided.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. A sanitary sewer main will be extended to the north to serve all proposed lots installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks are existing. Any sidewalks damaged during development will be required to be replaced.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention systems.
7. Streets. Alameda Street and 12<sup>th</sup> Avenue N.E. are existing
8. Water Mains. There is an existing 24" water main on the north side of Alameda Street and a 12" water main on the east side of 12<sup>th</sup> Avenue N.E. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality Standards to serve fire hydrants.

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 will be dedicated to the City on the 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: The owner proposes to modify the ingress and egress with the existing intersection with 12<sup>th</sup> Avenue NE. Staff recommends approval of the preliminary plat for Eastpark Crossing II Addition, a Planned Unit Development.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for Eastpark Crossing II Addition, a Planned Unit Development.

ACTION TAKEN: \_\_\_\_\_