

PRELIMINARY PLAT

ITEM NO. 5

PP-1314-4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for ANDES ADDITION (including a Portion of P.B. Addition) with alley waiver.

LOCATION: Generally located on the west side of Flood Avenue approximately 685 feet south of West Robinson Street.

INFORMATION:

1. Owner. Jason Andes
2. Developer. Jason Andes
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 26, 1954. City Council adopted Ordinance No. 899 annexing this property and placing it in the C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Alley. The engineer has requested waiver of alley requirements. There are no existing alleys to connect to and service vehicles are able to use existing conditions. Staff recommends waiver of alley requirements.
2. Fire Hydrants. Existing fire hydrants are adequate.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer main is existing.
5. Sidewalks. There is an existing sidewalk adjacent to Flood Avenue.
6. Drainage. Storm water runoff is existing. There are no additional plans for structures or pavement.

7. Streets. Flood Avenue is existing. However, staff will recommend deferral of 4-foot (4') to five-foot (5') widening with a final plat.
8. Water Mains. Water main is existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All required 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 alley waiver request are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The owner proposes to continue this tract as a commercial business with the rear portion of the property as a storage area. Currently there are no plans for additional buildings or paving. Staff has requested asphalt paving located on both sides of the drive approach located in the public right-of-way should be removed. This will eliminate the open frontage providing a single access point. Staff recommends approval of the preliminary plat for Andes Addition including a portion of P.B. Addition.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirement and approval or disapproval of the preliminary plat for Andes Addition including a portion of P.B. Addition.

ACTION TAKEN: _____