

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-19

DATE:
March 25, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for A REPLAT OF LOT 5, BLOCK 1, UNIVERSITY NORTH PARK ADDITION, SECTION 1, A PLANNED UNIT DEVELOPMENT.

LOCATION: Located at the southwest corner of the intersection of 24th Avenue N.W. and Mount Williams Drive.

INFORMATION:

1. Owners. Target Corporation
2. Developer. Target Corporation
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in I-1 and removing it from A-2, zoning classification.
3. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1 and removed from A-2 zoning classification.
4. September 22, 1964. City Council adopted Ordinance No. 1686 placing a portion of this property in I-1, and removing it from A-2 zoning classification.
5. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the NORMAN 2020 Land Use and Transportation Plan be amended by designating this property as a Special Planning Area Designation and changing it from Industrial Designation.

HISTORY (CONT'D):

6. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development and removed from I-1 and A-2 zoning classification.
7. July 11, 2002. Planning Commission, on a vote of 5-0-2, recommended to City Council that the preliminary plat for University North Park Addition, a Planned Unit Development be approved.
8. August 13, 2002. City Council amended the NORMAN 2020 Land Use and Transportation Plan designating this property as a Special Planning Area.
9. August 13, 2002. City Council adopted Ordinance No. O-0203-2 placing this property in the PUD, Planned Unit Development and removing it from I-1 and A-2 zoning classification. The approval included the preliminary plat for University North Park Addition.
10. October 25, 2005. City Council approved the final plat for University North Park Addition, Section 1, a Planned Unit Development.
11. February 2, 2006. The City Development Committee approved concurrent construction and accepted bonding of the public improvements for University North Park Addition, Section 1, a Planned Unit Development.
12. February 14, 2006. The final plat for University North Park Addition, Section 1, a Planned Unit Development was filed of record with the Cleveland County Clerk.
13. March 23, 2006. The City Development Committee accepted public water improvements for University North Park Addition, Section 1, a Planned Unit Development.
14. June 12, 2007. The City Development Committee accepted public street paving, drainage and sanitary sewer improvements for University North Park Addition, Section 1, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers are existing.
3. Sanitary Sewers. Sanitary sewer mains are existing.

IMPROVEMENT PROGRAM (CONT'D):

4. Storm Sewers. Storm sewers and appurtenant drainage structures are existing. A privately-maintained detention pond is existing.
5. Streets. Twenty-fourth Avenue N.W. and Mount Williams Drive are existing.
6. Water Mains. Water mains are existing.

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, final site development plan, and final plat are included as attachments.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the City Development Committee review the final plat of a Replat for Lot 5, Block 1, University North Park Addition, Section 1, a Planned Unit Development and submit it to City Council for consideration.

The purpose of the replat was to adjust property lines and create a new lot for a restaurant. The new out parcel is located in the northeast portion of the Target property. There are no changes to the Target facility and majority of its parking.

The City Development Committee supports the final plat of a Replat for Lot 5, Block 1, University North Park Addition, Section 1, a Planned Unit Development and recommends the final plat be submitted to City Council for consideration.