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SHORT FORM PLAT  
SFP-1617-3

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ITEM NO. 4

**STAFF REPORT**

**ITEM:** Consideration of a Short Form Plat No. SFP-1617-3 for BIG O TIRES and FAMILY DOLLAR, BLOCK C, LAKEVIEW TERRACE ADDITION.

**LOCATION:** Located at 1481 and 1485 East Alameda

**INFORMATION:**

1. Owners. Mitchell Investments, L.L.C.
2. Developer. Mitchell Investments, L.L.C.
3. Surveyor. Commercial Land Surveys.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the corporate city limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. June 12, 1962. City Council adopted Ordinance No. 1390 placing this property in R-1, Single Family Dwelling District and removing it from A-2, Rural Agricultural District.
5. June 19, 1962. Planning Commission, on a vote of 7-0, approved the preliminary plat for Lakeview Terrace Addition.
6. May 19, 1964. Planning Commission, on a vote of 7-0, approved the revised preliminary plat for Lakeview Terrace Addition.
7. July 21, 1964. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Blocks 3 and 4 and C through F be approved.
8. July 28, 1964. City Council approved the final plat for Blocks 3 and 4 and Blocks C through F, Lakeview Terrace Addition.

9. December 29, 1964. The final plat for Blocks 3 and 4 and Blocks C through F, Lakeview Terrace Addition was filed of record with the Cleveland County Clerk.
10. June 8, 1972. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from R-1, Single Family Dwelling District.
11. July 11, 1972. City Council adopted Ordinance No. O-7172-113 placing this property in C-2, General Commercial District and removing it from R-1, Single Family Dwelling District.

**IMPROVEMENT PROGRAM:**

1. Alley. Alley is existing.
2. Fire Hydrants. Fire hydrants are existing.
3. Sanitary Sewers. Sanitary sewer mains are existing.
4. Drainage. Drainage is existing.
5. Sidewalks. Sidewalks are existing.
6. Streets. Alameda Street is existing.
7. Water Mains. Water mains are existing.

**PUBLIC DEDICATION**

1. Easements. Easements are existing.
2. Rights-of-Way. All street rights-of-way are existing.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan and short form plat are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION.** This property was platted as one lot and two separate users. All required public improvements are existing. The property consists of 1.21 acres and two (2) proposed commercial lots with existing businesses. Cross access agreements and other documents will be filed with the short form plat.

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SFP-1617-3 for Big O and Family Dollar and direct the filing thereof with the Cleveland County Clerk.

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