

PRELIMINARY PLAT  
PP-1718-5

---

ITEM NO. 8b.

### **STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for **CEDARWOOD ADDITION**.

**LOCATION:** Generally located at the northwest corner of the intersection of Classen Boulevard (U.S. 77) and State Highway No. 9.

**INFORMATION:**

1. Owner. Cedarwood Development Group, LLC
2. Developer. Cedarwood Development Group, LLC
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing a portion of this property into the Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City Limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. December 14, 2017. The applicant has made a request to place this property in the C-2, General Commercial District and remove it from A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Alleys. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing the final plat.

4. Sanitary Sewers. An existing twenty-four inch (24") sanitary sewer main is located at the rear of the property running parallel to the right-of-way of BNSF railroad. Lots 1 and 3 will connect to existing sanitary sewer manholes. Lot 2 will connect to a proposed sanitary sewer manhole.
5. Sidewalks. Five-foot (5') sidewalks will be constructed adjacent to Classen Boulevard. However if they are located adjacent to the street, additional width will be required.
6. Storm Sewers. Storm water runoff will be conveyed to proposed detention facilities. Lot 1 will utilize an underground detention facility. Within Lot 2 will be a detention facility and stream conservation area. Storm water will then be conveyed to the BNSF Railroad right-of-way from the detention facilities.
7. Streets. Classen Boulevard (State Highway 77) is existing. However with this proposal there will be modifications to Classen Boulevard and the existing traffic signal.
8. Water Mains. There is an existing twenty-four inch (24") water main adjacent to Classen Boulevard located at the southern end of the property and there is a sixteen-inch (16") water main adjacent to Classen Boulevard serving the remainder of the property.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way for Classen Boulevard is existing.

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

**STAFF COMMENTS AND RECOMMENDATION:** The project will consist of 7.26 acres and is proposed for commercial development with three (3) lots. The design indicates a restaurant, car wash and convenience store with the sale of fuel. The north drive approach will have full access to Lot 3, the proposed drive on Lot 3 with its connection to the signalized intersection will be a shared access drive for all three lots. There will be a constructed right out only at the south end of the property. Staff recommends approval of the preliminary plat for Cedarwood Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Cedarwood Addition to City Council.

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