
SHORT FORM PLAT
SFP-1314-1

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of Short Form Plat No. SFP-1314-1, for ASPEN MIDWEST ADDITION, (a portion previously platted as Lot 3, Block "A" Berry Estates Addition).

LOCATION: Located at 1214, 1218 and 1222 West Lindsey Street.

INFORMATION:

1. Owners. Aspen Midwest Investments, L.L.C.
2. Surveyor. David Louy

HISTORY:

1. February 23, 1960. City Council adopted Ordinance No. 1207 annexing this property and placing it in R-1, Single Family Dwelling District.
2. November 19, 1963. Planning Commission, on a vote of 8-0, recommended to City Council that this property not be placed in C-1, Local Commercial District and removed from R-1, Single Family Dwelling District.
3. November 24, 1964. City Council adopted Ordinance No. 1591 placing this property in C-1, Local Commercial District and removing it R-1, Single Family Dwelling District.
4. June 11, 1970. Planning Commission, on a vote of 8-0, approved the preliminary plat of Berry Estates Addition (Lot 3, Block A).
5. June 11, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat of Lot 3, Block A, Berry Estates Addition, be approved.
6. August 11, 1970. City Council approved the final plat for Lot 3, Block A, Berry Estates Addition. This final plat did not include the proposed Lot 2 and Lot 3 as shown on Short Form Plat No. SFP-1314-1.
7. August 18, 1970. The final plat for Lot 3, Block A, Berry Estates Addition was filed of record with the Cleveland County Clerk.

HISTORY (con't)

8. September 14, 1974. Planning Commission, on a vote of 7-0, approved the preliminary plat for Berry Estates Addition (Lot 3, Block A).
9. October 10, 1974. Planning Commission, on a vote of 7-0, recommended to City Council that the Replat of a final plat for Lot 3, Block A, Berry Estates, be approved. This final plat incorporated the property proposed as Lot 3 on Short Form Plat No. SFP-1314-1.
10. April 8, 1975. City Council approved the final plat for Lot 3, Block A, Berry Estates Addition.
11. September 19, 1975. The Replat of final plat for Lot 3, Block A, Berry Estates Addition was filed of record with the Cleveland County Clerk.
12. July 12, 1990. Planning Commission, on a vote of 7-0, recommended to City Council that the property (proposed as Lot 1 of Short Form Plat No. SFP-1314-1) be placed in C-2, General Commercial District and removed from C-1, Local Commercial District.
13. August 28, 1990. City Council adopted Ordinance No. O-8990-57 placing the property proposed as Lot 1 of SFP-1314-1 in C-2, General Commercial District, and removing it from C-1, Local Commercial District.

IMPROVEMENT PROGRAM:

1. All required improvements are existing.

PUBLIC DEDICATIONS:

1. Easements. Easements are existing.
2. Rights-of-Way. 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. The proposal is to create three (3) lots. The properties located at 1214 and 1218 were filed of record as Lot 3, Block "A" Berry Estates Addition. Over the years this single lot property was subdivided without the benefit of a new plat. A building permit site plan illustrated the entire width of the building to be located within the panhandle. The required parking was located south of the donut business. The current owner has obtained this property and the unplatted property to the west. Although Lot 2 has a small amount of frontage to Lindsey Street, there will be a cross access easement filed of record providing the needed access to

Lindsey Street. Also, a parking easement has been submitted that will provide parking on Lot 1 for the needed parking for Lot 2. Although Lot 3 has never been platted, it was developed prior to the requirements for commercial property. Lot 3 has an existing structure on the property and the required utilities that are needed to serve the lot. The owners have agreed to the closing of two (2) existing drives onto Lindsey Street. Upon completion of the Lindsey Street Project, a single access will be utilized for these lots. This will help eliminate some of the conflicts that are currently within the Lindsey Street corridor.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1314-1, Aspen Midwest Addition, and, if approved, direct the filing of Short Form Plat No. SFP-1314-1, Cross Access Easement and Parking Lot Easement with the Cleveland County Clerk.

ACTION TAKEN: _____