

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-23

DATE:
February 19, 2016

STAFF REPORT

ITEM: Consideration of a Final Site Development Plan and Final Plat for FOOD AND SHELTER ADDITION SECTION 1, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located on the east side of Reed Avenue approximately 480' south of East Main Street.

INFORMATION:

1. Developer. Food and Shelter, Inc.
2. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. This property has been previously owned by the State and contains no zoning but has been used as institutional.
2. June 11, 2015. Planning Commission, on a vote of 5-2, recommended to City Council that this property be placed in PUD, Planned Unit Development.
3. June 11, 2015. Planning Commission, on a vote of 5-2, recommended to City Council that the preliminary plat for Food and Shelter Addition, a Planned Unit Development be approved.
4. August 25, 2015. City Council adopted Ordinance No. O-1415-41 placing this property in PUD, Planned Unit Development.
5. August 25, 2015. City Council approved the preliminary plat for Food and Shelter Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.

3. Sanitary Sewers. Public sanitary sewer to the property is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to Reed Avenue.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be installed to detain storm water before conveying it to Bishop Creek tributary.
6. Streets. Reed Avenue will be constructed in accordance with approved plans and City paving standards.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve proposed fire hydrants.

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

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the program of improvements, final site development plan and final plat for Food and Shelter Addition Section 1, a Planned Unit Development and submit it to City Council.

Phase 1 will consist of an office and cafeteria, a pet area, a play area, a pavilion, an animal/medical storage building and thirty-two (32) cottages. The thirty-two residential (32) cottages will consist of seventeen (17) efficiency units, thirteen (13) two-bedroom cottages and two (2) two-family units.

The final plat is consistent with the approved preliminary plat.

The City Development Committee supports the final plat for Food and Shelter Addition Section 1, a Planned Unit Development and recommends the final plat be submitted to City Council for consideration.