

PRELIMINARY PLAT
PP-1415-10

ITEM NO. 9c

ITEM: Consideration of a Preliminary Plat for MIDDLE EARTH ADDITION. (Formerly known as Wyndham Place at Anatole Addition).

LOCATION: Generally located 580' south of Alameda Street on the east of Triad Village Drive.

INFORMATION:

1. Owner. Sunny Properties L.L.C.
2. Developer. Sunny Properties L.L.C.
3. Engineer. Cedar Creek Consulting Engineers

HISTORY:

1. October 8, 1970. Planning Commission, on a vote of 7-1, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District, C-1, Local Commercial District and C-2, General Commercial District and removed from C-1, Local Commercial District, R-1, Single Family Dwelling District, RM-6, Medium Density Apartment District and A-2, Rural Agricultural District.
2. November 3, 1970. City Council adopted Ordinance No. 2338 placing this property in RM-6, Medium Density Apartment District, C-1, Local Commercial District and C-2, General Commercial District and removing it from C-1, Local Commercial District, R-1, Single Family Dwelling District, RM-6, Medium Density Apartment District, and A-2, Rural Agricultural District.
3. March 11, 1971. Planning Commission, on a vote of 7-0, approved the preliminary for Triad Addition.
4. October 2, 1978. Planning Commission, on a vote of 7-0, approved the preliminary plat for Triad Addition.
5. March 8, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Anatole Addition (formerly known as Triad Addition).
6. June 14, 1984. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for Anatole Addition.

HISTORY (Cont'd):

7. September 13, 1984. Planning Commission, on a vote of 9-0, approved the revised preliminary plat for Anatole Addition.
8. June 12, 1986. The developer withdrew the preliminary plat for Anatole Addition.
9. April 13, 2006. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Wyndham Place at Anatole Addition be approved.
10. June 13, 2006. City Council approved the preliminary plat for Wyndham Place at Anatole Addition.
11. November 13, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation on a portion of the property.
12. November 13, 2014. The applicant has made a request to place a portion of this property from C-1, Local Commercial District and remove it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards to serve Lot 2, Block 1.
4. Sidewalks. Sidewalks will be constructed adjacent to all public streets.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Storm water runoff will be conveyed to an existing detention facility.
6. Streets. Triad Village Drive and Andover Drive are existing public streets.
7. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 3.58 acres and two proposed commercial lots. Lot 1, Block 1 is proposed as a daycare and Lot 2, Block 1 is proposed as a professional office building. Staff recommends approval of the preliminary plat for Middle Earth Addition.

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

ACTION TAKEN: _____