
PRELIMINARY PLAT
PP-1415-25

ITEM NO. 9b

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for FOOD AND SHELTER ADDITION, 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 owned by the State and contains no zoning but has been used as an institutional use.
2. June 11, 2015. The applicant has submitted a request to the Planning Commission to recommend to City Council placing this property in the PUD, 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. A portion of an existing sanitary sewer main will be removed based on the fact it conflicts with the proposal.
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.

IMPROVEMENT PROGRAM (Con't.)

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 will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This proposal consists of 3 acres and two (2) lots. For over thirty years Food and Shelter has been feeding and housing families that are in crisis. Several citizens in the community are participating to support the endeavors of Food and Shelter. The first phase will consist of the north lot (Lot 1) consisting of office building, animal and medical supplies storage building, play area, pet area, 32 cottages and detention facility. Lot 2 consists of 10 cottages and a privately maintained detention facility. Staff recommends approval of the preliminary plat for Food and Shelter Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Food and Shelter Addition to City Council.

ACTION TAKEN: _____