

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1314-1

DATE:
August 19, 2013

STAFF REPORT

ITEM: Consideration of a Final Plat for CHRISTIAN BROTHERS AUTOMOTIVE ADDITION, A Replat of Part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development.

LOCATION: Generally located on the west side of Interstate Drive and north of West Rock Creek Road.

INFORMATION:

1. Owner. S&S Family Properties.
2. Developer. Christian Brothers Automotive.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 11, 1996. Planning Commission, on a vote of 8-0, recommended to City Council amending the Land Use Plan from agricultural to commercial designation.
2. July 11, 1996. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in C-1 and O-1, and removed from A-2 classification.
3. July 11, 1996. Planning Commission, on a vote of 8-0, approved a request to waive the alley requirements and approved the preliminary plat for Young's Addition.
4. November 12, 1996. City Council adopted Ordinance No. O-9697-4 placing this property in C-1 and O-1, and removing it from A-2 zoning classification.
5. June 13, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Young's Addition be approved.
6. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan to designate the property as Commercial Designation.
7. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in Planned Unit Development and removed from C-1 and O-1 zoning classification.

8. October 11, 2007. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Little River Green Addition be approved with alley waiver.
9. November 27, 2007. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate this property as Commercial Designation.
10. November 27, 2007. City Council adopted O-0708-13 placing this property in Planned Unit Development (PUD) and removing it from C-1 and O-1 zoning classification.
11. November 27, 2007. City Council approved the preliminary plat for Little River Green Addition, a Planned Unit Development (PUD with alley waiver).
12. February 14, 2008. Planning Commission on a vote of 8-0 approved the final plat for Little River Green Addition, a Planned Unit Development (PUD) and recommended deferral of street paving, drainage, water and sidewalk improvements for West Rock Creek Road and Interstate Drive.
13. April 22, 2008. City Council approved deferral of street paving, drainage, water and sidewalk for West Rock Road and Interstate Drive and approved the final plat for Little River Green Addition, a Planned Unit Development (PUD).
14. December 29, 2008. The final plat for Little River Green Addition, a Planned Unit Development (PUD) was filed of record with the Cleveland County Clerk.
15. April 1, 2013. The Flood Plain Permit Committee approved Flood Plain Permit Application No. 517 allowing the construction of a building, parking lot, reinforced concrete box culvert and perform grading.
16. April 11, 2013. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from the Planned Unit Development.
17. April 11, 2013. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for Christian Brothers Automotive Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development.
18. May 28, 2013. City Council adopted Ordinance No. O-1213-40 placing this property in C-2, General Commercial District and removing it from the Planned Unit Development, (PUD).
19. May 28, 2013. City Council approved the preliminary plat for Christian Brothers Automotive Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Alleys. City Council, at its meeting of May 28, 2013, waived alley requirements.

2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer is existing.
5. Sidewalks. The owner/developer will submit a cash surety for the construction of a sidewalk adjacent to Interstate Drive. A sidewalk will be constructed adjacent to Yarbrough Way. A sidewalk will be required adjacent to Yarbrough Way on the south side of the public street.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to an existing City-owned detention facility located west of this property.
7. Streets. Interstate Drive is existing. Yarbrough Way will be constructed in accordance with City paving standards. Yarbrough Way will be constructed in accordance with City paving standards.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. A twelve-inch (12") water main will be extended from the south across the frontage of this property.
9. Traffic Impact Fees. A traffic impact fee in the amount of \$4,042.44 has been determined by staff for future signalization project.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS: The final plat is consistent with the approved preliminary plat. This property consists of 1.3 acres and two (2) lots. The proposal is an automotive repair facility on the south lot, Lot 2, and retail or support facility on the north lot, Lot 1. A gated emergency access will be constructed and connect with Interstate Drive to serve Lot 2. The required construction plans for the public improvements have been reviewed by staff and staff concurs with the program of improvements. The developer intends to construct the required public improvements prior to the filing of the final plat or request concurrent construction.

The Development Committee supports the final plat for Christian Brothers Automotive Addition a Replat of a part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development (PUD) be submitted City Council for its consideration.