

PRELIMINARY PLAT

ITEM NO.11c

PP-1314-2

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for LINBERRY CORNER EXPANSION ADDITION.

LOCATION: Generally located approximately 200-feet south of West Lindsey Street on the east side of South Berry Road.

INFORMATION:

1. Applicant. 1217 South Berry Road L.L.C.
2. Developer. 1217 South Berry Road L.L.C.
3. Engineer. Arc Engineering Consultants, L.L.C.

HISTORY:

1. January 28, 1958. City Council adopted Ordinance No. 1081 annexing this property into the City limits and placing it in R-1, Single Family Dwelling District.
2. July 11, 2013. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation.
3. July 11, 2013. The applicant has made a request to place this property in C-2, General Commercial District and remove it from R-1, Single Family Dwelling District.

IMPROVEMENT PROGRAM:

1. Alley. The engineer for the developer has made a request to waive alley requirements for Linberry Expansion Addition. The site plan does not propose any structures on the property. As a result, staff can support the request to waive alley requirements.

2. Fire Hydrants. Fire hydrants are existing.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. A sanitary sewer main is existing.
5. Sidewalks. Sidewalks will be constructed adjacent to South Berry Road in accordance with approved plans.
6. Storm Sewers. Stormwater runoff will be conveyed to proposed privately-maintained parking lot detention facilities.
7. Streets. South Berry Road is designated as a minor arterial street. Currently South Berry Road is thirty-four feet (34') wide and meets City standards.
8. Water Mains. A twelve-inch (12") water main is existing on the west side of South Berry Road.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and a letter of request to waive alley requirements are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: The developers are pursuing the commercial development at the southeast corner of the intersection of West Lindsey Street and South Berry Road. The existing restaurant is empty. It is the developer's opinion part of the reason the difficulty of keeping a business at this location is the lack of adequate and suitable parking. Their plans are to utilize the property that they have submitted for Planning Commission's consideration. The proposal is a parking lot to be used with the restaurant to the north. With this proposal they will remove an existing drive approach on Berry Road serving the restaurant and construct a new commercial drive approach serving the new parking lot and internally connect to the existing parking lot on the restaurant lot. As a result there will be a single drive located approximately 290-feet from center of West Lindsey Street to the center of the new commercial drive. Staff can support and recommend approval of the request to waive alley requirements and approval of the preliminary plat subject to the approvals of the NORMAN 2025 Land Use and Transportation Plan and Ordinance No. O-1314-3.

ACTION NEEDED: Recommend approval or disapproval of a request to waive alley requirements and approval or disapproval of the preliminary plat for Linberry Corner Expansion Addition to City Council.

ACTION TAKEN: _____