

PRELIMINARY PLAT

ITEM NO. 4

PP-1516-15

---

**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for VICTORY FAMILY CHURCH ADDITION.

**LOCATION:** Generally located between Flood Avenue (Highway No. 77) and 24<sup>th</sup> Avenue N.W. and one-third of a mile south of Franklin Road.

**INFORMATION:**

1. Owner. Victory Family Church.
2. Developer. Victory Family Church.
3. Engineer. Crafton Tull

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. September 9, 1982. Planning Commission, on a vote of 7-2, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 9, 1982. Planning Commission, on a vote of 8-1, approved the preliminary plat for Pepco Industrial Park Addition.
6. October 5, 1982. City Council adopted Ordinance No. 0-8283-17 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

7. September 9, 1987. The approval of the preliminary plat of Pepco Industrial Park within this property became null and void.
8. August 10, 2000. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the I-1, Light Industrial District with Special Use for a Church.
9. August 10, 2000. Planning Commission, on a vote of 8-0, approved the preliminary plat for New Life Addition.
10. September 12, 2000. City Council adopted Ordinance No. O-0001-8 placing this property in I-1, Light Industrial District with Special Use for a Church.
11. August 10, 2005. Approval of the preliminary plat for New Life Addition became null and void.

#### IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants have been installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are not required for streets designated other than principal arterial for industrially-zoned property. Twenty-fourth Avenue N.W. is designated as a collector street.
4. Drainage. Drainage will be conveyed to an existing privately-maintained detention facility. There is a possibility the detention facility has sedimentation in it and additional excavation may be needed to provide the capacity of the new structure and parking lot. The original design of the facility included this proposal.
5. Streets. Twenty-fourth Avenue N.W. will be constructed in accordance with approved plans and City paving standards for a collector street.
6. Water Mains. Water mains have been extended within the property for fire protection. There is an existing 12" water main adjacent to 24<sup>th</sup> Avenue N.W.

#### PUBLIC DEDICATIONS:

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

3. Park Land Dedication. Park land dedication is not required for industrially-zoned property.
4. Water Quality Protection Zone. This property contains WQPZ. The owners do not have any proposals in the area of the WQPZ. With final platting, the owners will submit covenants for the purpose of protecting the WQPZ.

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

STAFF COMMENTS AND RECOMMENDATION: The owners have submitted their second and last phase of their project. Their proposal is an additional structure and parking. Currently the proposed structure is encroaching a no build line owned by a petroleum pipeline company. The church and pipeline company are working on an agreement for the encroachment. If the church is not successful achieving the agreement, the size of the structure will need to be reduced or redesigned. This issue can be handled with the building permit process. Staff recommends approval of the preliminary plat for Victory Church Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Victory Family Church Addition to City Council.

ACTION TAKEN: \_\_\_\_\_