

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1819-6

DATE:
January 22, 2019

STAFF REPORT

ITEM: Consideration of a Final Plat for BIO-CIDE EAST PARK ADDITION, SECTION 2.

LOCATION: Generally located 760-feet north of the intersection of Flood Avenue (State Highway No. 77) and 24th Avenue N.W on the east side of Flood Avenue.

INFORMATION:

1. Owner. Bio-Cide International.
2. Developer. Bio-Cide International.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1246 annexing this property into the Corporate City Limits.
2. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in the A-2, Rural Agricultural District.
3. September 9, 1982. Planning Commission, on a vote of 8-1, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Pepco Industrial Park Addition.
5. October 5, 1982. City Council adopted Ordinance No. O-8283-17 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. August 13, 2015. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the preliminary plat for Bio-Cide East Park Addition.
7. September 22, 2015. City Council approved the preliminary plat for Bio-Cide East Park Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to North Flood Avenue.
5. Drainage. Storm water will be conveyed to a privately-maintained detention facility to control discharge into Little River.
6. Streets. North Flood Avenue is existing.
7. Water. There is an existing sixteen-inch (16”) water line adjacent to North Flood Avenue.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat. Additional off-plat easements will be submitted for an off-plat sanitary sewer main and storm drainage pipe.
2. Rights-of-Way. Street rights-of-way are dedicated to the City on the final plat.
3. WQPZ. There is Water Quality Protection Zone on the south of the property. There are no plans to build structures within that area.

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

DEVELOPMENT COMMITTEE COMMENTS AND RECOMMENDATION:

The engineer for the owner has requested the Development Committee review and approve the program of public improvements, site plan and final plat for Bio-Cide East Park Addition, Section 2 and submit it to City Council for consideration.

This property consists of 1.874 acres located on one (1) proposed lot.

Legal Department has reviewed the Covenants as they address the WQPZ (Water Quality Protection Zone).

The final plat is consistent with the preliminary plat.

Traffic impact fees in the amount of \$259.56 will be required prior to filing the final plat.