

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1617-4

DATE:
September 13, 2016

STAFF REPORT

ITEM: Consideration of a Final Plat for A REPLAT OF LOT 2, BLOCK 1 WOODCREST ESTATES PLAZA ADDITION.

LOCATION: Located at the northeast corner of the intersection of North Porter Avenue and Rock Creek Road.

INFORMATION:

1. Owner. C.A. McCarty Construction L.L.C.
2. Developer. C.A. McCarty Construction L.L.C.
3. Engineer. Crafton Tull

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended to City Council placing this property in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. September 18, 1962. Planning Commission recommended that this property be placed in C-1, Local Commercial District with one service station and R-3, Multi-Family Dwelling District and removed from A-2, Rural Agricultural District.
5. October 23, 1962. City Council adopted Ordinance No. 1424 placing this property in C-1, Local Commercial District and R-3, Multi-Family Dwelling District and removing it from A-2, Rural Agricultural District.
6. January 21, 1964. Planning Commission recommended to City Council that the final plat for Woodcrest Estates Second Addition be approved.
7. January 28, 1964. City Council approved the final plat for Woodcrest Estates Second Addition.

HISTORY (CONT'D):

8. April 13, 1965. The final plat for Woodcrest Estates Second Addition was filed of record with the Cleveland County Clerk.
9. September 11, 1969. Planning Commission, on a vote of 7-1, recommended to City Council that a portion of this property be placed in RM-6, Medium Density Apartment District with permissive use for off-street parking and removed from R-3, Multi-Family Dwelling District
10. September 11, 1969. Planning Commission recommended to City Council that the final plat for Woodcrest Estates Plaza Addition be approved.
11. October 7, 1969. City Council adopted Ordinance No. 2213 placing a portion of this property in the RM-6, Medium Density Apartment District with permissive use for off-street parking and removing it from R-3, Multi-Family Dwelling District.
12. March 24, 1970. City Council approved the final plat for Woodcrest Estates Plaza Addition.
13. March 25, 1970. The final plat for Woodcrest Estates Plaza Addition was filed of record with the Cleveland County Clerk.
14. March 11, 1976. Planning Commission recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from C-1, Local Commercial District with one service station.
15. March 30, 1976. City Council adopted Ordinance No. O-7576-36 placing a portion of this property in the C-2, General Commercial District and removing it from C-1, Local Commercial District with one service station.
16. November 12, 2015. Planning Commission, on a vote of 9-0, recommended to City Council the approval of the preliminary plat for a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition.
17. January 12, 2016. City Council approved the preliminary plat for a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed to serve the proposed structures. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.

IMPROVEMENT PROGRAM (CONT'D):

3. Sidewalks. Sidewalks are existing adjacent to Porter Avenue, Rock Creek Road. Sidewalks will be required to be installed adjacent to Sequoyah Trail and Woodcrest Drive. If any damage occurs during construction the developer will be required to replace existing sidewalks.
4. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention facilities.
5. Streets. Porter Avenue, Rock Creek Road, Woodcrest Drive and Sequoyah Trail are existing.
6. Water. There is an existing 12” water main adjacent to Porter Avenue, a 12”/16” water main adjacent to Rock Creek Road and 8” water mains adjacent to Woodcrest Drive and Sequoyah Trail. Water mains will be installed to serve proposed fire hydrants.

PUBLIC DEDICATIONS:

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

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 the program of public improvements, site plan and final plat of a Replat of Lot 2, Block 1, Woodcrest Estates Plaza Addition and submit it to City Council for consideration.

This property consists of 6.83 acres and nine (9) lots. The project indicates a convenience store and retail shops on five proposed commercial lots. There are four (4) residential lots that will consist of duplexes. The residential lots will not access Sequoyah Trail.

There is a traffic impact fee of \$5,922 that will contribute to a future traffic signal at the intersection of Rock Creek Road and Sequoyah Trail.