
PRELIMINARY PLAT
PP-1516-7

ITEM NO. 7

STAFF REPORT

ITEM: Consideration of a Preliminary Plat of a Replat of BLOCK 14, WESTPORT PROFESSIONAL PARK ADDITION, SECTION 4.

LOCATION: Located on the south side of Tee Drive between 26th Avenue N.W. and Wall Street.

INFORMATION:

1. Owners. Wall Street Place, L.L.C.
2. Developer. Wall Street Place, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. September 22, 1964. City Council adopted Ordinance No. 1688 placing this property in the I-1, Light Industrial District.
2. July 23, 1968. City Council adopted Ordinance No. 2091 amending Ordinance No. 1688 with respect to the legal descriptions of the property.
3. September 10, 1981. Planning Commission, on a vote of 6-2, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and M-1, Restricted Industrial District and removed from I-1, Light Industrial District.
4. September 10, 1981. Planning Commission, on a vote of 6-2, approved the preliminary plat for Westport Professional Park Addition.
5. October 6, 1981. City Council adopted Ordinance No. O-8182-13 placing this property in C-1, Local Commercial District and M-1, Restricted Industrial District and removed it from I-1, Light Industrial District.

HISTORY (CONT'D):

6. September 8, 1983. Planning Commission, on a vote of 7-1-1, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removed from M-1, Restricted Industrial District.
7. September 8, 1983. Planning Commission, on a vote of 8-0-1 approved the revised preliminary plat for Westport Professional Park Addition.
8. September 8, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that the final plat for Westport Professional Park Addition, Section 4 be approved.
9. October 4, 1983. City Council adopted Ordinance No. O-8384-28 placing a portion of this property in the C-1, Local Commercial District and removing it from M-1, Restricted Industrial District.
10. November 29, 1983. City Council approved the final plat for Westport Professional Park Addition, Section 4.
11. April 13, 1984. The final plat for Westport Professional Park Addition, Section 4 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer has made a request to waive the alley requirements.
2. Fire Hydrants. Fire hydrants are existing.
3. Sanitary Sewers. Sanitary sewer mains 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 26th Avenue N.W., Tee Drive and Wall Street.
5. Storm Sewers. Storm water will be conveyed to an existing regional detention facility.
6. Streets. Tee Drive, 26th Avenue N.W. and Wall Street are existing.
7. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The owner is seeking to create additional lots on the vacant property. The property consists of 4.2 acres and six lots. Adequate circulation has been provided between the lots without the use of an alley. The alley would not connect to any existing alleys and would not function for its intended use. Cross access will be provided between the lots and property owners will utilize joint use of solid waste containers. This has been the practice within this development.

Staff recommends approval of the preliminary plat of a Replat of Block 14, Westport Professional Park Addition, Section 4 and approval of the request to waive alley requirements.

ACTION NEEDED: Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat of a Replat of Block 14, Westport Professional Park Addition, Section 4 to City Council.

ACTION TAKEN: _____