
PRELIMINARY PLAT
PP-1415-18

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for NORTH POINT ADDITION.

LOCATION: Generally located approximately one-half mile north of Indian Hills Road on the east side of Interstate Drive.

INFORMATION:

1. Owner. Sherry and Gerald Gudgel.
2. Developer. Sherry and Gerald Gudgel.
3. Surveyor. Survey Solutions, Inc.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1323 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in 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. April 16, 1963. Planning Commission recommended to City Council that a portion of this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.
5. May 14, 1963. City Council adopted Ordinance No. 1487 placing a portion of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.
6. September 15, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-2, Heavy Industrial District and removed from A-2, Rural Agricultural District.

7. December 22, 1964. City Council adopted Ordinance No. 1709 placing a portion of this property in I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District.
8. March 12, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for North Point Addition at the request of the applicant.
9. April 9, 2015. Planning Commission, on a vote of 6-0, postponed the preliminary plat for North Point Addition at the request of the applicant.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed to serve the proposed structure for Lot 2. Its location has been approved by the Fire Department. Lot 1, Block 1 contains existing structures and there are no proposals for expansion.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Lot 1 will continue to use an existing private sanitary sewer system. Lot 2 will utilize a proposed sanitary sewer connection to the City of Moore. The City of Moore has acknowledged approval of the connection.
4. Sidewalks. Sidewalks are not required adjacent to the Interstate Drive (frontage road).
5. Drainage. Storm water will be conveyed to a privately-maintained detention facility for controlled discharge into Little River.
6. Streets. Interstate Drive is existing.
7. Water. There is an existing 12-inch (12") water line adjacent to North Interstate Drive. A water line will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve a proposed fire hydrant.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.
3. WQPZ. There is Water Quality Protection Zone on the southern portion of the property. There are no plans to build structures within this area.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of approximately 11 acres located on two (2) proposed lots and a common area containing flood plain and WQPZ. As previously stated the existing structures will remain on Lot 1. Lot 2 has a proposed building with required parking. Staff recommends approval of the preliminary plat for North Point Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for North Point Addition to City Council.

ACTION TAKEN: _____