

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1314-4

DATE:
January 15, 2014

STAFF REPORT

ITEM: Consideration of a Final Plat for LINBERRY CORNER EXPANSION ADDITION.

LOCATION: Generally located 200-feet south of West Lindsey Street on the east side of South Berry Road.

INFORMATION:

1. Owner. 1217 South Berry Road, L.L.C.
2. Developer. 1217 South Berry Road, L.L.C.
3. Engineer. ARC Engineering Consultants, L.L.C.

HISTORY:

1. January 28, 1958. City Council adopted Ordinance No. 1081 annexing this property into the City limits and placing it in R-1, Single Family Dwelling District.
2. July 11, 2013. Planning Commission, on a vote of 5-1, recommended denial of amending the NORMAN 2025 Land Use and Transportation Plan to place the property in Commercial Designation and removing it from Residential Designation.
3. July 11, 2013. Planning Commission, on a vote of 5-1, recommended denial to City Council placing this property in C-2, General Commercial and removing it from R-1, Single Family Dwelling District.
4. July 11, 2013. Planning Commission, on a vote of 5-1, recommended to City Council the rejection of the preliminary plat for Linberry Corner Expansion Addition.
5. August 27, 2013. City Council approved Resolution No. O-1314-7 amending the 2025 Land Use and Transportation Plan so as to place this property in the Commercial Designation and remove it from Residential Designation.
6. August 27, 2013. City Council amended and adopted Ordinance No. O-1314-3 placing this property in CO Suburban Office Commercial District with Special Use for an Off-Street Parking Lot and removing it from R-1, Single Family Dwelling District.
7. August 27, 2013. City Council approved the preliminary plat for Linberry Corner Expansion Addition.

IMPROVEMENT PROGRAM:

1. Alley. City Council, at its meeting of August 27, 2013, waived alley requirements.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. Sanitary sewer is existing.
4. Sidewalk. The owner/developer will submit a subdivision bond/cash surety for the construction of a sidewalk adjacent to South Berry Road.
5. Storm Sewers. Storm water will be conveyed to proposed privately maintained parking lot detention facility.
6. Street. South Berry Road is existing.
7. Water Main. Water main is existing.

PUBLIC DEDICATIONS:

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

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

DEVELOPMENT COMMITTEE COMMENTS: The final plat is consistent with the approved preliminary plat. This property consists of .4912 acres and one (1) lot. The proposal is a parking lot to serve the existing restaurant located to the north. The required construction plans for the public improvements have been reviewed by staff. A five-foot (5') width sidewalk is required adjacent to South Berry Road. The owner will submit a cross access agreement/easement between the two properties for circulation and ingress and egress for the parking lot and restaurant.

The Development Committee supports the final plat for Linberry Corner Expansion Addition.