
SHORT FORM PLAT
SFP-1819-4

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-1819-4 A REPLAT OF A PART OF LOTS 1 AND 2, BLOCK 1, OAK RIDGE ADDITION.**

LOCATION: Located at 800 West Lindsey Street (Southwest corner of the intersection of West Lindsey Street and South Lahoma Avenue).

INFORMATION:

1. Owners. 800 West Lindsey, L.L.C.
2. Developer. 800 West Lindsey, L.L.C.
3. Engineer/Surveyor. SMC Consulting Engineers, P.C.

HISTORY:

1. May 20, 1940. The final plat for Oak Ridge Addition was filed of record with the Cleveland County Clerk.
2. March 14, 1950. City Council adopted Ordinance No. 716 annexing this property into the Corporate City Limits.
3. July 13, 1954. City Council adopted Ordinance No. 884 placing Lot 1 in the C-1, Local Commercial District and Lot 2 in the R-1, Single-Family Dwelling District.
4. March 28, 2017. City Council adopted Ordinance No. O-1617-17 placing this property in the PUD, Planned Unit Development. The proposed structure under the PUD ordinance will be constructed on Lot 1 and the required parking will be located on Lot 2.
5. December 11, 2018. City Council will consider Resolution No. R-1819-51 exempting sidewalks adjacent to South Lahoma Avenue.

IMPROVEMENT PROGRAM:

1. Sanitary sewer and water improvements are existing. As part of the PUD, Planned Unit Development, the developer will install curb and gutter in connection with West Lindsey Street. Also, a five foot sidewalk will be constructed adjacent to West Lindsey Street. These improvements will be constructed during the construction of the new structure. The developer has requested the City Council grant an exemption of sidewalks adjacent to South Lahoma Avenue. That action is to be considered by City Council, at its meeting of December 11, 2018. Results of that consideration will be presented separately.

PUBLIC DEDICATIONS:

1. Rights-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS AND RECOMMENDATION: At some point in time, this property was subdivided creating these partials. As a result, the applicant is going through the short form plat process. There is an existing structure on the property that the applicant intends to demo and construct a new structure to serve the area. This property consists of .35 acres. Staff recommends approval of Short Form Plat No. SFP-1819-4 a Replat of a part of Lots 1 and 2, Block 1, Oak Ridge Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1819-4 a Replat of a part of Lots 1 and 2, Block 1, Oak Ridge Addition and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____