
SHORT FORM PLAT
SFP-1819-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-1819-1, A REPLAT OF LOT 1, BLOCK 1, SOUTH LAKE ADDITION, SECTION 11.**

LOCATION: Generally located at the southeast corner of Ann Branden Boulevard and Classen Boulevard (Highway 77).

INFORMATION:

1. Owners. Veritas Norman 1, L.L.C.
2. Developer. Veritas Norman 1, L.L.C.
3. Engineer/Surveyor. Dodson, Thompson & Manfield

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits.
2. January 17, 1984. City Council adopted Ordinance No. O-8384-75 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District.
3. May 2, 2007. City Council approved the preliminary plat for South Lake Addition, Section 11.
5. August 22, 2007. City Council approved the final plat for South Lake Addition, Section 11
6. October 17, 2007. The final plat for South Lake Addition, Section 11 was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. All public improvements are existing.

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: The owner desires to create three lots out of one large platted lot for the purpose of constructing restaurants on individually owned lots. Starbucks is under construction for the proposed north lot (Lot 1A). A Panda Express is proposed south of it (Lot 1B). The remaining lot (Lot 1C) currently has no proposal. Existing drives (curb cuts) will remain the same. The sites will utilize internal circulation. This property consists of 3.06 acres. Staff recommends approval of Short Form Plat No. SFP-1819-3 for Lot 1, Block 1, South Lake Addition, Section 11.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1819-3 a Replat of Lot 1, Block 1, South Lake Addition, Section 11 and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____