
SHORT FORM PLAT
SFP-1819-2

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of a **SHORT FORM PLAT NO. SFP-1819-2, A REPLAT OF LOT 3, BLOCK 1, UNIVERSITY NORTH PARK PROFESSIONAL CENTER, A PLANNED UNIT DEVELOPMENT.**

LOCATION: Generally located 530 feet south of West Tecumseh Road on the east side of 24th Avenue N.W.

INFORMATION:

1. Owners. University North Park Professional Center, L.L.C.
2. Developer. University North Park Professional Center, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1313 annexing this property into the Corporate City Limits.
2. July 28, 2015. City Council adopted Ordinance No. O-1415-45 amending the setbacks and landscaping approved with the Planned Unit Development established by Ordinance No. O-0203-2, as amended by O-0506-9 and O-0607-13.
3. September 24, 2015. The City Development Committee reviewed and approved the final site development plan and final plat for University North Park Professional Center, a Planned Unit Development.
4. October 27, 2015. City Council approved the final plat for University North Park Professional Center, a Planned Unit Development.
5. October 28, 2015. The final plat for University North Park Professional Center, a Planned Unit Development was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Public improvements are existing. Sidewalks are secured with Subdivision Bond No. B-1819-56 and Irrevocable Letter of Credit No. 99567.

PUBLIC DEDICATIONS:

1. Easements. Easements are existing.
2. Rights-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION. This property was platted as one lot. However the owners desire to create three lots. Currently the property is vacant. Professional offices are proposed for the lots. All required public improvements are existing with sidewalks secured with a subdivision bond/cash surety. Internal circulation will continue with the platted lots to the north and to the south. There is only one curb cut proposed to serve the three (3) lots. This curb cut was approved at the time only one lot was proposed for this property. The property consists of 2.08 acres. Staff recommends approval of Short Form Plat No. SFP-1819-2, a Replat of Lot 3, Block 1, University North Park Professional Center, a Planned Unit Development

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1819-2, a Replat of Lot 3, Block 1, University North Park Professional Center, a Planned Unit Development and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____