

PRELIMINARY PLAT

ITEM NO. 6

PP-2021-6

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for WYNN - WYNN ADDITION.

LOCATION: 3724 Classen Boulevard.

INFORMATION:

1. Owner. Wynn-Wynn, LLC.
2. Developer. Wynn-Wynn, LLC.
3. Engineer. Grubbs Consulting, L.L.C.

HISTORY:

1. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2 zoning classification.
3. November 13, 1986. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. November 13, 1986. Planning Commission, on a vote of 7-0, approved the preliminary plat for Theron Addition.
5. December 9, 1986. City Council adopted Ordinance No. O-8687-32 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. November 13, 1991. The approval of the preliminary plat for Theron Addition became null and void.
7. December 10, 2015. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for CCC Addition No. 3 be approved.

HISTORY (CONT'):

8. December 10, 2020. Recommendation for approval from the Planning Commission for the preliminary plat for CCC Addition No. 3 became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A proposed private sanitary sewer line with private lift station will be used and connected to an existing sanitary sewer main located on the east side of Classen Boulevard..
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facility before releasing it into the BNSF railroad right-of-way.
6. Streets. Existing paving for Classen Boulevard is existing.
7. Water Mains. There is an existing eight-inch (8") water main adjacent to Classen Boulevard. It will be replaced with a twelve-inch (12") water main.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Classen Boulevard right-of-way has been dedicated to the City.

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

STAFF COMMENTS AND RECOMMENDATION: This property contains 1.1 acre and one lot. An office building and warehouse are proposed on the lot. Staff supports the preliminary plat for Wynn -Wynn Addition.

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

ACTION TAKEN: _____