

SHORT FORM PLAT  
SFP-2324-6

ITEM NO. 2

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**STAFF REPORT**

**ITEM:** Consideration of **SHORT FORM PLAT NO. SFP-2324-6, ESHELMAN PLACE.**

**LOCATION:** Located at 1104 West Lindsey Street.

**INFORMATION:**

1. Owner. Hunter Miller Family, L.L.C.
2. Developer. Hunter Miller Family, L.L.C.
3. Engineer. Arc Engineering Consultants, L.L.C.
4. Surveyor: Golden Land Surveying.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1081 annexing this property into the Corporate City Limits and placing it in the R-1, Single-Family Dwelling District.
2. July 13, 2023. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from CO, Suburban Office Commercial District and R-1, Single-Family Dwelling District.
3. August 22, 2023. City Council adopted Ordinance No. O-2324-4 placing this property in the SPUD, Simple Planned Unit Development and removing it from R-1, Single-Family Dwelling District.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing. A fire hydrant will be installed to provide water services to the lots.
2. Drainage. The owner/developer will utilize use Low Impact Development Techniques to control stormwater runoff.

3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks are existing.
5. Streets. Street improvements are existing.
6. Water. Water improvements are existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are existing.
2. Right-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 property consists of 1.57 acres. The owner proposes three residential lots. There are no changes in access to Lindsey Street. Staff recommends approval of Short Form Plat No. SFP-2324-6 for Eshelman Place.

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SPF-2324-6 for Eshelman Place, and, if approved, direct the filing thereof with the Cleveland County Clerk.

**ACTION TAKEN:** \_\_\_\_\_