

SHORT FORM PLAT
SFP-2324-9

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2324-9, CEDARWOOD ADDITION SECTION 2.**

LOCATION: Located at 2910 and 2920 Classen Boulevard.

INFORMATION:

1. Owner. Cedarwood Development Group, LLC.
2. Developer. Cedarwood Development Group, LLC.
3. Surveyor. Cowan Group Engineering.
4. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing a portion of this property into the Corporate City Limits.
2. October 21, 1961. City Council adopted Ordinance No. 1318 annexing the remainder of this property into the Corporate City Limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. December 14, 2017. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in the C-2, General Commercial District and removed from A-2, Rural Agricultural District.
5. December 14, 2017. Planning Commission, on a vote of 8-1, recommended to City Council that the preliminary plat for Cedarwood Addition be approved.

6. January 23, 2018. City Council adopted Ordinance No. O-1718-24 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
7. January 23, 2018. City Council approved the preliminary plat for Cedarwood Addition.

IMPROVEMENT PROGRAM:

1. Public Improvements. All public improvements are existing.

PUBLIC DEDICATIONS:

1. Easements and Right-of-Way. All required easements and right-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 two lots on 2.40 acres. There are two (2) proposed lots with a restaurant proposed for Lot 1 and future proposal on Lot 2.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2324-9 for Cedarwood Addition Section 2, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____