

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2425-1

DATE:
September 5, 2024

STAFF REPORT

ITEM: Consideration of a Final Plat for a **REPLAT OF SALYER ADDITION.**

LOCATION: Located at 2505 West Main Street.

INFORMATION:

1. Owner. NYSSA RAATKO, LLC.
2. Developer. NYSSA RAATKO, LLC.
3. Surveyor. MacBax Land Surveying.

HISTORY:

1. July 21, 1959. City Council adopted Ordinance No. 1156 annexing and placing a portion of this property in C-2, General Commercial District.
2. October 21, 1961. City Council adopted Ordinance No. 1313 annexing a portion of this property into the Corporate City limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in A-2, Rural Agricultural District.
4. April 23, 1963. City Council adopted Ordinance No. 1474 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. July 23, 1968. City Council adopted Ordinance No. 2091 placing a portion of this property in I-1, Light Industrial Zoning District and removing it from A-2, Rural Agricultural District.
6. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in C-2, General Commercial District and be removed from I-1, Light Industrial District and A-2, Rural Agricultural District.

7. February 10, 1977. Planning Commission, on a vote of 8-0, approved the preliminary plat for Salyer Addition.
8. March 1, 1977. City Council adopted Ordinance No. O-7677-45 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District and A-2, Rural Agricultural District.
9. March 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Salyer Addition be approved.
10. March 10, 1978. Planning Commission approval of the preliminary plat for Salyer Addition expired.
11. November 9, 1978. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the final plat for Salyer Addition.
12. February 19, 1980. City Council approved the final plat for Salyer Addition.
13. February 26, 1980. The final plat for Salyer Addition was filed of record with the Cleveland County Clerk.
14. July 11, 2019. Planning Commission recommendation for adoption of Ordinance O-1920-1 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District failed by a vote of 2-4.
15. November 12, 2019. City Council adopted Ordinance No. O-1920-1 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District.
16. April 11, 2024. Planning Commission, on a vote of 8-0, recommended to City Council placing a portion of the property in C-2, General Commercial District and removing it from SPUD, Simple Planned Unit Development.
17. April 11, 2024. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat of a Replat for Salyer Addition be approved.
18. May 28, 2024. City Council adopted Ordinance No. O-2324-46 placing a portion of this property in the C-2, General Commercial District and removing it from SPUD, Simple Planned Unit Development.
19. May 28, 2024. City Council approved the preliminary plat of a Replat for Salyer Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main that will serve both lots.
4. Sidewalks. Sidewalk is existing adjacent to West Main Street.
5. Drainage. There are no additional drainage requirements. The area to be constructed is already impervious.
6. Streets. West Main Street paving is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An existing 6-inch (6") water main will be upgraded to a 12-inch (12") water main adjacent to West Main Street.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Right-of-way is existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

ACTION NEEDED: The owner/developer has requested the Development Committee approve the program of public improvements, site plan and final plat and submit the site plan and final plat to City Council for consideration.

The property consist of 3.15 acres and two (2) lots

The developer will construct a Brakes Plus on the commercial lot.

The Development Committee approved concurrent construction on August 12, 2024 with the acceptance of Subdivision Bond No. B-2425-22 and Irrevocable Letter of Credit No. 403512528.