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PRELIMINARY PLAT  
PP-2122-5

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ITEM NO. 11

**STAFF REPORT**

**ITEM:** Consideration of a **PRELIMINARY PLAT FOR FOOD AND SHELTER PHASE 2 ADDITION, A SIMPLE PLANNED UNIT DEVELOPMENT.**

**LOCATION:** Generally located on the east side of Reed Avenue approximately 717' south of East Main Street.

**INFORMATION:**

1. Developer. Food and Shelter, Inc.
2. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. This property was previously owned by the State and contains no zoning but has been used as institutional.
2. June 11, 2015. Planning Commission, on a vote of 5-2, recommended to City Council that this property be placed in the PUD, Planned Unit Development.
3. June 11, 2015. Planning Commission, on a vote of 5-2, recommended to the City Council the approval of the preliminary plat for Food and Shelter Addition, a Planned Unit Development.
3. August 25, 2015. City Council adopted Ordinance No. O-1415-41 placing this property in PUD, Planned Unit Development.
4. August 25, 2015. City Council approved the preliminary plat for Food and Shelter Addition, a Planned Unit Development.
5. September 9, 2021. The applicant has made a request to remove this property from PUD, Planned Unit Development and place it in the SPUD, Simple Planned Unit Development.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.

### **IMPROVEMENT PROGRAM (CON'T.)**

2. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
3. Sanitary Sewers. Public sanitary sewer is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to Reed Avenue.
5. Storm Sewers. Storm sewer and appurtenant drainage structures are existing including detention pond to serve this property.
6. Streets. Reed Avenue is existing.
7. Water Mains. Public water main is existing.

### **PUBLIC DEDICATIONS:**

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

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

**STAFF COMMENTS AND RECOMMENDATION:** This proposal consists of 1.07 acres and one (1) lot. The applicant is proposing a food pantry. Staff recommends approval of the preliminary plat subject to the approval of Ordinance No. O-2122-14.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Food and Shelter Phase 2 Addition, a Simple Planned Unit Development to City Council.

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