

27. PRELIMINARY PLAT NO. 2008-19 – SONIC PRELIMINARY PLAT– 10075 West 75th Street

1. APPLICANT: Polsinelli Shalton Flanigan Suelthaus, PC is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a one-lot preliminary plat for a commercial development.
3. LOCATION: The 0.5-acre property is located at 10075 West 75th Street.
4. EXISTING ZONING: This property is currently zoned CP-3, Planned Commercial District.
5. ANALYSIS: The applicant is requesting approval of a one-lot preliminary plat for the redevelopment of a restaurant. The applicant is redeveloping the site and the property has not been platted. The Unified Development Ordinance (UDO) requires that the property be platted prior to the issuance of a Building Permit.

The plat is adjacent to 75th Street which is a thoroughfare that has also not been platted. Staff will require that the portion of 75th Street that fronts the property be platted up to the section line. This can be included in the final plat. Excise Tax is not assessed on thoroughfare right-of-way. All of the private property is subject to the Excise Tax.

6. STAFF RECOMMENDATION: The staff recommends approval of Preliminary Plat No. 2008-19, Sonic Preliminary Plat, subject to the following stipulations:
 - a. Prior to recording the final plat, the applicant shall pay the required Excise Tax.
 - b. Prior to recording the final plat, the additions and corrections outlined in the Engineering Services memorandum shall be completed and approved by city staff and a revised plat drawing submitted that reflects those corrections.