

MEETING DATE: November 16, 2021

STAFF: Stuart Borders, Senior Planner

PROJECT NAME: Noland Fashion Square

CASE NUMBER/REQUEST: 21-320-05, Final Plat for Noland Fashion Square

APPLICANT: Block & Company Inc.

OWNER: Noland Fashion SC, LLC

PROPERTY ADDRESSES: Various addresses on S. Noland Road and E. US 40 Highway.

SURROUNDING ZONING / LAND USE:

North: C-2 (General Commercial) restaurants, retail businesses

South: C-2; Small businesses along E. US 40 Highway

East: C-2; Grocery store, other business

West: C-2; Former theater, other commercial shops

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on December 6 2021.

RECOMMENDATION

Staff recommends that this Final Plat be approved.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

BACKGROUND & HISTORY:

Noland Fashion SC LLC seeks to subdivide the Noland Fashion Square property on the northwest corner of Noland Road and US 40 Highway into eight lots and a common tract. This proposal would correct some irregular platting on the site. The main strip center portion of the development will be divided into two lots (Lots 7 and 8) with the other six lots being pads sites along Noland Road and US 40 Highway. Common tract 'Tract A' consists of the internal access drive which will be owned and maintained by the lot owners in accordance with the covenants and restrictions; it will also include a cross parking/access agreement. This plat does not include the property on the west side of Washington Avenue (the former Gordman's and movie theater spaces).

ANALYSIS

Historic and Archeological Sites:

There are no historic/archeological issues with this property.

Public Improvements/Utilities:

As this is a plat of a long-developed property, all utilities and related services are existing, no changes are planned.

Streets/Right-of-Ways/Access:

No streets or rights-of-way are being modified by this plat. The internal drive will be designated as 'Tract A' and be owned and maintained by the association through updated covenants and restrictions recorded with the final plat in the coming months.

EXHIBITS

1. Application
2. Applicant Letter
3. Final Plat
4. Operation Easement Agreement Amendment
5. Comp Plan Map
6. Zoning Map