



*Plan and Zoning Commission  
Staff Report*

*Meeting Date: March 17, 2020*

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**Agenda Item:** Hulsizer Commercial – Preliminary Plat  
**Report Date:** March 12, 2020  
**Prepared By:** Ruth Hulstrom *EJC*  
Planner I

**Staff Recommendation**

That the Plan and Zoning Commission recommend City Council approval of the Hulsizer Commercial Preliminary Plat.

**Project Summary**

Hulsizer Commercial is a proposed 8.64-acre (+/-) preliminary plat located west of SE Hulsizer Road and north of SE Oralabor Road. The subject area is zoned M-1, Light Industrial District. The plat shows the future re-alignment of SE Hulsizer Road. The preliminary plat includes three light industrial lots and a single outlot (Outlot Z). Outlot Z is proposed to be utilized for ingress/egress. A 30-foot proposed ingress/egress is also shown on all three lots. The subject plat identifies a number of easements that will need to be vacated.

**Project Report**

- Streets:** There are no public streets associated with this plat but it does show the future re-alignment of SE Hulsizer Road.
- Water:** 8-inch water main is currently located along the west side of the future SE Hulsizer Road, adjacent to the east property line of the proposed plat. Lots 1 and 2 will connect to the existing water along SE Hulsizer Road via a tapping sleeve and valve located near the two lots shared boundary line. Lot 3 will also use a tapping sleeve and valve to connect to existing 8-inch water along SE Hulsizer Road with a connection located adjacent to the east property line of Lot 3.
- Sewer:** Lot 1 will connect to existing 8-inch sanitary sewer under the future SE Hulsizer Road. Lot 2 will connect by extending existing sanitary located adjacent to the north property line of Lot 3 south. Connection to sanitary for Lot 3 will be via existing sanitary located directly adjacent to the north property line.
- Drainage:** Connections to existing storm sewer are shown at the east property line of Lots 2 and 3. There are two existing drainage easements along the north property line of Lot 3 and running along the east property lines of Lots 1-3.
- Parkland:** There is no required parksite dedication for commercial or industrial developments.