



## Memo

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**File #:** 442-21

**Agenda Date:** 9/21/2021

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**TO:** Mayor and City Council

**FROM:** James V. Capparelli, City Manager

**SUBJECT:**

**Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision**

**Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21)**

**Ordinance Approving the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)**

**Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)**

**Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.**

**BACKGROUND:**

The petitioner, Northern Builders, is requesting approval of a Preliminary Plat of Unit 6, Final Plat and Recording Plat of Unit 6, Phase 1, and an off-site easement for storm detention for Cherry Hill Business Park West Unit 6 Subdivision, which is located east of Cherry Hill Road and south of Ellis Road. The approval of these requests will allow the continued development of the Cherry Hill Business Park West Subdivision, which is zoned I-1 (Light Industrial) district.

The preliminary plat is proposing to divide a single 102-acre parcel into five lots to allow for the continued development of the industrial park. Lot 1 includes 12 acres and is also the sole lot included on the Final and Recording Plats. A 260,000 sq. ft. industrial warehouse is proposed to be located on it in the near future. Lots 2 thru 4 are buildable lots that range in size from 11.3 acres to 24.2 acres. There are no known users identified for these lots at this time. Approval of future final and recording plats will be required to allow for the development of lots 2 thru 4. Outlot A currently contains the existing stormwater and detention area for the subdivision. As part of this proposal, an off-site easement will be recorded to insure its continued future use and maintenance for the park.

All public improvements, sewer and water connection fees, the developer's impact fee and landscaping will be required per the approved annexation agreement and city ordinances.

**PUBLIC HEARING:**

The Plan Commission held a public hearing on this matter on August 19, 2021. Mr. Ken Nyenhuis, Vice President of Northern Builders, appeared on behalf of the petition. No one appeared in

opposition. Minutes of the meeting are attached hereto.

**RECOMMENDATION OF THE PLANNING COMMISSION:**

Mr. Crompton moved that the Plan Commission recommend the City Council approve the Preliminary Plat of Unit 6 and Final Plat of Phase 1 for Cherry Hill Business Park West Subdivision. Mr. Moore seconded the motion, which passed with seven aye votes. Voting aye were: Dillon, Kella, Cox, Crompton, Roehr, Rousonelos and Wunderlich.

**RECOMMENDATION OF THE ADMINISTRATION:**

The Administration concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopts the following:

1. An Ordinance approving the Preliminary Plat of Cherry Hill Business Park West Unit 6 Subdivision;
2. An Ordinance approving the Final Plat of Cherry Hill Business Park West Unit 6 Subdivision, Phase 1;
3. An Ordinance approving the Recording Plat of Cherry Hill Business Park West Unit 6 Subdivision, Phase 1; and,
4. A Resolution Approving and Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.