



Legislation Details (With Text)

File #: 21-0494 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 4/11/2021 **In control:** City Council

On agenda: 4/20/2021 **Final action:** 4/20/2021

Title: Pass the ordinance approving the amended final condominium plat of survey for Central Park Place Residential Condominium (110 S. Washington) - PZC 18-1-110

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Plat

Date	Ver.	Action By	Action	Result
4/20/2021	1	City Council	passed	

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the amended final condominium plat of survey for Central Park Place Residential Condominium (110 S. Washington) - PZC 18-1-110

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard, DRT - Project Manager

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property, 110 S. Washington Street is generally located north of Jefferson Avenue and east of Washington Street and is zoned B4 (Downtown Core District). It is approximately 0.56 acres in size and is improved with the Old Nichols Library building and an 87,000-square foot, four-story mixed used building which is currently under construction.

DISCUSSION:

On March 19, 2019, the City Council passed ordinance 19-036 approving the Preliminary/Final Plat of Subdivision and Owner’s Acknowledgment and Acceptance (OAA) Agreement in order to develop the subject property with an approximately 87,000 square foot, four-story mixed-use building with an underground parking garage, commercial uses on the first floor, and 17 residential dwelling units on the second, third and fourth floors. On June 16, 2020, the City Council passed ordinance 20-065 approving the Final Condominium Plat of Survey for Central Park Place Residential Condominium. The condo plat included 17 residential units, limited common area which is comprised of two parking spaces per residential unit to be located in the lower level and first floor of the building, and common area on the first floor, the roof of the building, and the four guest parking spaces and bicycle parking

in the lower level.

On January 5, 2021, the City Council passed ordinance 21-003, approving an amended condominium plat to delineate the as-built measurements of five of the 17 residential condo units. The petitioner, Great Central Properties III, LLC, is currently requesting to amend the Condominium Plat in order to delineate the as-built measurements for an two more of the residential condominium units. The as-built measurements are a requirement for the petitioner to close on the two units. The petitioner anticipates appearing before the City Council one additional time for third amended condominium plat for as-built measurements for the remaining ten units.

FISCAL IMPACT:

N/A