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PRELIMINARY PLAT

ITEM NO. 6c

PP-1516-11

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### STAFF REPORT

**ITEM:** Consideration of a Preliminary Plat for HATCHER ADDITION.

**LOCATION:** Located at the northeast corner of the intersection of 24<sup>th</sup> Avenue S.W. and Brooks Street.

**INFORMATION:**

1. Owners. Nancy Guerra and Don Hatcher
2. Developer. Nancy Guerra and Don Hatcher
3. Engineer. Priority Land Surveying L.L.C.

**HISTORY:**

1. January 12, 1960. City Council adopted Ordinance No. 1196 annexing this property into the Corporate City Limits and placing this property in the R-1, Single Family Dwelling District.
2. January 26, 1960. City Council adopted Ordinance No. 1198 (correcting Ordinance 1196) annexing into the Corporate City Limits and placing this property in the R-1, Single Family Dwelling District.
3. September 9, 1971. Planning Commission tabled a request to place this property in RM-6, Medium Density Apartment District and remove it from R-1, Single Family Dwelling District.
4. October 14, 1971. Planning Commission, on a vote of 3-3 on a motion for denial, made no recommendation to City Council.
5. November 2, 1971. City Council adopted Ordinance No. O-7172-5 placing this property RM-6, Medium Density Apartment District and removing it from R-1, Single Family Dwelling District.
6. November 12, 2015. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation.

## HISTORY (CONT'D)

7. November 12, 2015. The applicant has made a request to place this property in the C-2, General Commercial District and remove it from RM-6, Medium Density Apartment District.

## IMPROVEMENT PROGRAM:

1. Alley. The applicant has made a request to waive alley requirements based on the fact adequate circulation has been provided within the proposed two lots.
2. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
4. Sanitary Sewers. A sanitary sewer main will be extended to serve the proposed north lot in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks are existing.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved final plans and City drainage standards. A privately maintained detention facility will be utilized to serve the proposed lots.
7. Streets. Twenty-fourth Avenue S.W. and Brooks Street paving are existing.
8. Water Main. There is an existing 12" water main adjacent to 24<sup>th</sup> Avenue S.W. on the west side of the street. There is a proposed 8" water main located on the east side of 24<sup>th</sup> Avenue S.W. There is an existing 8" water main adjacent to Brooks Street.

## PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat. There will be required offsite easements for the proposed offsite sanitary sewer main.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, preliminary plat and letter of request waive alley requirements are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 1.97 acres after dedication of right-of-way. The proposed commercial property will consist of two (2) lots. The owners will pursue retail construction. The design provides cross access easements for vehicular circulation. Existing drive approaches will be removed. New approach on 24<sup>th</sup> Avenue S.W. will be located on the northern portion of the property and the new approach on Brooks Street will be located on the eastern portion of the property. Circulation has been provided throughout the two (2) proposed lots for service vehicles and sanitation vehicles. As a result, staff can support a request to waive alley requirements.

**ACTION NEEDED:** Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for Hatcher Addition to City Council subject to approval of R-1516-26 and O-1516-20.

**ACTION TAKEN:** \_\_\_\_\_