



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

File Number: FP-1213-16

Agenda Date: 11/27/2012

Version: 1

Status: Consent Item

In Control:

File Type: Final Plat

Title

CONSIDERATION OF A FINAL PLAT FOR ABSENTEE SHAWNEE HEALTH CARE ADDITION, SECTION 2, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT SUBJECT TO RECEIPT OF TRAFFIC IMPACT FEES IN THE AMOUNT OF \$20,128.04 AND \$4,462.70 IN LIEU OF DETENTION IMPROVEMENTS. (GENERALLY LOCATED ON THE NORTH SIDE OF LITTLE AXE DRIVE APPROXIMATELY 775 FEET EAST OF 156TH AVENUE N.E.)

body

**BACKGROUND:** This item is a final plat for Absentee Shawnee Health Center Addition, Section 2 and is generally located on the north side of Little Axe Drive and approximately 775-feet east of 156th Avenue N.E./American Legion Road.

City Council, at its meeting of February 22, 1966, adopted Ordinance No. 1862, placing this property in TC, Tourist Commercial, and removing it from C-2, General Commercial zoning. City Council, at its meeting of October 23, 2012, amended a 185-foot setback requirement established with Ordinance No. 1862. With the amendment, a 50-foot setback was established consistent with the Tourist Commercial requirement. At its same meeting, City Council approved the revised preliminary plat for Absentee Shawnee Health Center Addition. Planning Commission, at its meeting of November 8, 2012, approved the final plat for Absentee Shawnee Health Center Addition, Section 2.

The owners will construct a Daycare Center on the property. This will be an additional component of their Health Care facility. The owner, as a result of purchasing this property, was required to undergo the zoning and platting process.

**DISCUSSION:** This property consists of approximately 2.02 acres and improvements consist of a private water system including fire protection and a private wastewater lagoon. The lagoon is located downstream from Lake Thunderbird and will not impact the lake. A fee in lieu of detention has been determined. The City Engineer has determined that the south detention basin does not impact adjacent property owners and a small detention facility would not serve any valuable purpose. The owners will submit \$4,462.70 in lieu of detention. The owners will contribute to the future cost of a traffic signal and intersection improvements for State Highway No. 9 and 156th Avenue N.E./American Legion Road. The owners will be submitting \$20,128.04 for traffic impact fees prior to the filing of the final plat.

**RECOMMENDATION:** Based on the above information, staff recommends approval of the final plat for Absentee Shawnee Health Center Addition, Section 2.