

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-19

DATE:
March 12, 2018

STAFF REPORT

ITEM: Consideration of a Final Plat for WASH FACTORY CLASSEN ADDITION.

LOCATION: Located at the northeast corner of the intersection of Classen Boulevard and Imhoff Road.

INFORMATION:

1. Owners. Factory Management, LLC
2. Developer. Factory Management, LLC
3. Engineer. Homeyer Engineering, Inc.
4. Surveyor Dodson-Thompson-Mansfield, PLLC.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the corporate city limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. October 8, 1970. Planning Commission, on a vote of 5-0 recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District.
5. November 3, 1970. City Council adopted Ordinance No. 2334 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
6. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in the PUD, Planned Unit Development, and removing it from C-2 zoning classification

HISTORY (CONT'D)

7. August 14, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Crimson Park Addition, a Planned Unit Development, be approved.
8. September 9, 2003. City Council adopted Ordinance No. O-0304-13 placing a portion of this property in PUD, Planned Unit Development and removing it from C-2, General Commercial District.
9. September 9, 2003. City Council approved the preliminary plat for Crimson Park Addition.
10. March 13, 2008. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District.
11. March 13, 2008. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for Crimson Center South Addition be approved.
12. April 22, 2008. City Council adopted Ordinance No. O-0708-34 placing a portion of this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District
13. April 22, 2008. City Council approved the preliminary plat for Crimson Center South Addition.
14. October 8, 2015. Planning Commission, on a vote of 6-0 approved Short Form Plat No. SFP-1516-1, Lady Di.
15. November 10, 2015. Short Form Plat No. SFP-1516-1, Lady Di was filed of record with the Cleveland County Clerk.
16. February 8, 2018. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in C-2, General Commercial and removed from PUD, Planned Unit Development District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant are existing.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.

IMPROVEMENT PROGRAM (CONT'D):

3. Sanitary Sewers. An existing sanitary sewer main will be relocated within the property to provide more suitable area for development. Sanitary sewer improvements will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are existing.
5. Storm Sewers. An existing detention pond was constructed to serve this development.
6. Streets. Classen Boulevard and Imhoff Road are existing.
7. Water Main. There is an existing 16" water main adjacent to Classen Boulevard on the west side of the street. There is an existing 12" water main adjacent to Imhoff Road on the south side of the street.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way are existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the site plan, final plat and program of public improvements for Wash Factory Classen Addition and submit to City Council.

This property consists of 1.80 acres. The proposed commercial property will consist of two lots with an automatic car wash and retail shops. The purpose of platting was to change the orientation of the lots from the "short form plat" and dedicate new easements.