

PRELIMINARY PLAT

ITEM NO. 7b

PP-1516-2

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for NEELY ACRES ADDITION.

LOCATION: Generally located on the south side of East Franklin Road and one-quarter mile west of 48th Avenue N.E.

INFORMATION:

1. Owner. Joseph and Taya Neely
2. Developer. Joseph and Taya Neely
3. Surveyor. Lemke Land Surveying, L.L.C.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman City limits.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. July 9, 2015. The applicants have made a request to place this property in A-1, General Agricultural District and remove it from A-2, Rural Agricultural District.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewers. There is an existing sanitary sewer system serving this property.
3. Water. There is an existing water well serving this property.
4. Street. Franklin Road is designated as a Minor Rural Arterial by the CTP (Comprehensive Transportation Plan). As a result, improvements will be made including a 6' wide paved shoulder. Staff will recommend deferral of these improvements with the final plat.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. Street right-of-way will be dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of 3.28 acres. There is an existing house on the property. The owners propose to rebuild on the property and access through the existing driveway. It was determined this property was subdivided after June 29, 1973. As result, the new property owner must go through the platting process to demolish the existing structure and build a new single family dwelling on the property. Staff recommends approval of the preliminary plat for Neely Acres Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Neely Acres Addition to City Council.

ACTION TAKEN: _____