

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-9

DATE:
August 28, 2017

STAFF REPORT

ITEM: Consideration of a Final Plat for HATCHER ADDITION.

LOCATION: Located at the northeast corner of the intersection of 24th Avenue S.W. and Brooks Street.

INFORMATION:

1. Owners. J & T Burton Enterprises, LLC
2. Developer. J & T Burton Enterprises, LLC
3. Engineer. Rizwan Najmi
4. Surveyor Priority Land Surveying, LLC

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. Planning Commission, on a vote of 8-1, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation.

HISTORY (CONT'D)

7. November 12, 2015. Planning Commission, on a vote of 8-1, recommended to City Council that this property be placed in C-2, General Commercial District and removed from RM-6, Medium Density Apartment District.
8. November 12, 2015. Planning Commission, on a vote of 8-1, recommended to the City Council that the preliminary plat for Hatcher Addition be approved with the waiver of alley requirements.
9. January 12, 2016. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation.
10. January 12, 2016. City Council adopted Ordinance No. O-1516-20 placing this property in C-2, General Commercial District and removing it from RM-6, Medium Density Apartment District.
11. January 12, 2016. City Council approved the preliminary plat for Hatcher Addition with alley waiver.

IMPROVEMENT PROGRAM:

1. Alleys. City Council, at its meeting of January 12, 2016, approved alley waiver for Hatcher Addition.
2. Fire Hydrants. A fire hydrant will be installed in accordance with City standards. Its location has 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 24th Avenue S.W. on the west side of the street. There is a proposed 8" water main located on the east side of 24th 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.
2. Rights-of-Way. Existing street rights-of-way are existing.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, 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 Hatcher Addition and submit to City Council.

This property consists of 1.97 acres. The proposed commercial property will consist of two lots with an auto parts store and retail shops.

The final plat is consistent with the preliminary plat.