
PRELIMINARY PLAT
PP-1718-4

ITEM NO. 3

STAFF REPORT

ITEM: Consideration of a Preliminary Plat of a **REPLAT OF PART OF LOT 1, BLOCK 3, NORMAN INDUSTRIAL TRACT-PHASE 2.**

LOCATION: Located 1000 West Rock Creek Road

INFORMATION:

1. Owners. Coxcom, Inc.
2. Developer. Coxcom, Inc.
3. Engineer. Johnson & Associates.

HISTORY:

1. March 8, 1960. City Council adopted Ordinance No. 1212 annexing and placing this property in the I-2, Light Industrial District.
2. May 24, 1961. Planning Commission, on a vote of 8-0, approved the preliminary plat for Norman Industrial Tract Addition.
4. November 21, 1961. Planning Commission, on a vote of 6-0, approved the final plat for Norman Industrial Tract Addition.
5. November 28, 1961. City Council approved the final plat for Norman Industrial Tract Addition
6. November 19, 1962. The final plat for Norman Industrial Tract Addition was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.

3. Sidewalks. Sidewalks will be constructed adjacent to Rock Creek Road.
4. Storm Sewers. Currently there are no changes for the existing property.
5. Streets. Rock Creek Road is an existing city street. However, when Rock Creek Road was constructed as an Industrial Road Improvement Project by the Oklahoma Department of Transportation in 1979, the width of Rock Creek Road did not meet then and does not currently meet City public street standards for roadway width. There is a pending City Traffic Safety Improvement Project to widen Rock Creek Road from the BNSF railroad to approximately 300' west of Stubbeman Avenue and to install two new traffic signal systems, anticipated to be constructed in 2019. Therefore, Staff is recommending the owners pay \$8,857.20 in traffic impact fees for their portion of upcoming traffic safety improvements on Rock Creek Road.
6. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements have been dedicated to the City.
2. Rights-of-Way. All street right-of-way has been dedicated to the City.

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

STAFF COMMENTS AND RECOMMENDATION: This property was subdivided at some point in time. The eastern portion of the current plat is an existing substation for Oklahoma Gas and Electric. They have no additional proposals for their property. However the remainder of the lot was purchased by Cox Communications. If they ever sold their portion of the property or proposed an expansion on the property, City staff would be unable to issue a building permit. As a result the owner is going through the platting process to bring their property in compliance with the City Codes. The property consists of 6.69 acres and one lot. At this time, there are no additional proposed structures. If there are any proposed additional structures or parking in the future the owners will be responsible for providing a detention facility.

Staff recommends approval of the preliminary plat of a Replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase-2.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat of a Replat of a Part of Lot 1, Block 3, Norman Industrial Tract Phase-2 to City Council.

ACTION TAKEN: _____