

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-16

DATE:
February 6, 2018

STAFF REPORT

ITEM: Consideration of a Final Plat for CLASSEN LANDING ADDITION.

LOCATION: Located at the northeast corner of the intersection of Classen Boulevard and Lindsey Street.

INFORMATION:

1. Owners. Aria Development, LLC
2. Developer. Aria Development, LLC
3. Engineer. SMC Consulting Engineers PC

HISTORY:

1. April 12, 1955. City Council adopted Ordinance No. 938 annexing this property into the Corporate City Limits and placing this property in the C-2, General Commercial District as defined in Ordinance No. 884.
2. March 9, 2017. Planning Commission, on a vote of 2-5, failed to recommend approval to close the right-of-way for Oklahoma Avenue between Classen Boulevard and Enid Street.
3. March 9, 2017. Planning Commission, on a vote of 2-5, failed to recommend approval for the request to amend the NORMAN 2025 Land Use and Transportation Plan from Residential Designation to Commercial Designation for Block 14, Southridge Addition.
4. March 9, 2017. Planning Commission, on a vote of 2-5, failed to recommend approval of a request to place a portion of this property in the C-2, General Commercial District and remove it from R-1, Single Family District located in Block 14, Southridge Addition.
5. March 9, 2017. Planning Commission, on a vote of 2-5, failed to recommend approval of the preliminary plat for Classen Landing Addition.
6. May 9, 2017. City Council adopted Ordinance No. O-1617-23 closing the right-of-way for Oklahoma Avenue from Classen Boulevard to Enid Street.

HISTORY (CONT'D)

7. May 9, 2017. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for Block 14 of Southridge Addition.
8. May 9, 2017. City Council adopted Ordinance No. O-1617-24 placing Block 14 of Southridge Addition in the C-2, General Commercial District and removing it from R-1, Single Family Dwelling District.
9. May 9, 2017. City Council approved the preliminary plat for Classen Landing Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with City standards. Its location has been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. There is an existing 30" sanitary sewer interceptor within the property. There is a proposal to relocate a portion of the interceptor main.
4. Sidewalks. A five-foot (5') width sidewalk will be installed adjacent to Classen Boulevard in the areas where it does not currently exist.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved final plans and City drainage standards. There is less impervious proposed on the property than was previously there.
6. Streets. Classen Boulevard is existing. Oklahoma Avenue paving has been removed. Enid Street is being reconstructed.
7. Water Main. There is an existing 12" water main adjacent to Classen Boulevard. A portion of the existing water main will be relocated.

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, 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 Classen Landing Addition and submit to City Council for consideration.

This property consists of 1.97 acres. The proposed commercial property will consist of one lot containing retail shops and a standalone restaurant.

The final plat is consistent with the preliminary plat.