

SHORT FORM PLAT  
SFP-1718-4

ITEM NO. 3

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### **STAFF REPORT**

**ITEM:** Consideration of Short Form Plat No. SFP-1718-4, BAPTIST COLLEGIATE MINISTRIES.

**LOCATION:** Located at the southeast corner of the intersection of Elm Avenue and Elmwood Drive.

### **INFORMATION:**

1. Owners. Baptist Collegiate Ministries.
2. Developer. Baptist Collegiate Ministries.
3. Engineer. Huitt-Zollars.

### **HISTORY:**

1. August 23, 1955. City Council adopted Ordinance No. 906 annexing this property into the Corporate City Limits and placing it in the R-3, Multi-Family Dwelling District.
2. November 9, 2017. Planning Commission, on a vote of 7-0, recommended to the City Council that this property be placed in R-3 with Special Use for a Church, Temple, or Other Place of Worship
3. December 19, 2017. Council adopted Ordinance No. O-1718-19 placing this property in R-3 with Special Use for a Church, Temple, or Other Place of Worship.

### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. There is a proposed fire hydrant to serve the south side of the proposed structure. The owner/developer will submit a subdivision bond/cash surety to secure the public improvement.
2. Sanitary Sewers. A sanitary sewer main is existing.
3. Drainage. No additional drainage is required. There was an existing University of Oklahoma parking lot on the site. Stormwater will be conveyed to an existing detention located on property to the south owned by the University of Oklahoma and leased by this applicant.

**IMPROVEMENT PROGRAM (CONT'D):**

4. Sidewalks. Sidewalks will be constructed adjacent to Elm Street. The applicant has agreed to install the sidewalk adjacent to the property owned by the University of Oklahoma. As a result, this entire block will have a sidewalk adjacent to Elm Street. The owner/developer will submit a subdivision bond/cash surety to secure the sidewalk.
5. Streets. Streets are existing.
6. Water Mains. An existing water main is located within the Elm Avenue right-of-way. A water line will be installed to serve a proposed fire hydrant.

**PUBLIC DEDICATIONS:**

1. Easements. A separate instrument easement will be required to cover the proposed water line and fire hydrant.
2. Rights-of-Way. All street rights-of-way have been dedicated.

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

**STAFF COMMENTS AND RECOMMENDATION:** Although all improvements are not in place the owner/developer is willing to secure the public improvements with a subdivision bond/cash surety. Short Form Plat No. SFP-1718-4, Baptist Collegiate Ministries will not be filed of record until the subdivision bond/cash surety is submitted securing the water and sanitary sewer improvements.

**ACTION NEEDED:** Approve or disapprove Short Form Plat No. SFP-1718-4, Baptist Collegiate Ministries and direct the filing thereof with the Cleveland County Clerk subject to the submittals of subdivision bond/cash surety securing sidewalks and water improvements.

**ACTION TAKEN:** \_\_\_\_\_