

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415- 15

DATE:
January 30, 2015

ITEM: Consideration of a Final Plat of a REPLAT IMMANUEL BAPTIST CHURCH ADDITION.

LOCATION: Located at the northeast corner of East Robinson Street and Northcliff Avenue.

INFORMATION:

1. Owners. Immanuel Baptist Church of Norman, Oklahoma.
2. Developer. Immanuel Baptist Church of Norman, Oklahoma.
3. Engineer. Cardinal Engineering, Inc.

HISTORY:

1. February 23, 1960. City Council adopted Ordinance No. 1203 annexing and placing a portion of this property in R-1 and removing it from A-2, zoning classification.
2. June 1, 1971. City Council adopted Ordinance No. 2403 placing a portion of this property in RM-6 and removing it from R-1 zoning classification.
3. September 1, 1983. The Norman Board of Parks Commissioners, on a vote of 7-0, recommended fee in lieu of park land dedication.
4. November 12, 1983. Planning Commission, on a vote of 8-0-1, recommended to City Council that this property should not be placed in RM-2 and removed from R-1 and RM-6 zoning classifications.
5. November 12, 1983. Planning Commission, on a vote of 8-0-1, tabled the revised preliminary plat for North Cliff Addition, Section 2.
6. July 9, 1998. Planning Commission, on a vote of 8-0, approved the preliminary plat for Robinson Park Addition.
7. November 9, 2000. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District with Special Use for a Church.
8. December 12, 2000. City Council adopted Ordinance No. 0-0001-19 placing this property in R-1, Single Family Dwelling District and RM-6, Medium Density Apartment District with Special Use for a Church.
9. July 9, 2003. The preliminary plat approval became null and void.

10. July 10, 2008. Planning Commission, on a vote of 4-1, recommended to City Council that the preliminary plat for Immanuel Baptist Church Addition be approved.
11. August 26, 2008. City Council approved the preliminary plat for Immanuel Baptist Church Addition.
12. October 9, 2008. Planning Commission, on a vote of 7-0 approved the final plat for Immanuel Baptist Church Addition.
13. September 22, 2009. City Council approved the final plat for Immanuel Baptist Church Addition.
14. May 27, 2010. The final plat for Immanuel Baptist Church was filed of record with the Cleveland County Clerk.
15. September 16, 2013. The City Development Committee reapproved the preliminary plat for Immanuel Baptist Church Addition for an additional five (5) years based on the fact there were no changes.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans and City standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. A sanitary sewer main is existing.
3. Sidewalks. Sidewalks will be required adjacent to Northcliff Avenue and East Robinson Street.
4. Storm Sewers. Storm water runoff will be conveyed to an existing privately-maintained detention facility.
5. Streets. Northcliff Avenue and East Robinson Street paving are existing.
6. Water Mains. A water main will be installed to serve fire hydrant in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards. There is an existing 8-inch (8") water main adjacent to Northcliff Avenue and a twelve-inch water main adjacent to East Robinson Street.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan, and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the owner has requested the Development Committee review the final plat of a Replat Immanuel Baptist Church Addition and submit it to the City Council for consideration. This Replat includes all of the property owned by the church.

This property consists of 14.76 acres and one lot and is intended for expansion of church facilities. Staff recommends approval of the final plat of a Replat Immanuel Baptist Church Addition.

The final plat is consistent with the preliminary plat with the exception the owners are no longer proposing a two (2) lot subdivision. With this submittal, the church can expand their facility without encroaching property lines/lot lines.