

PRELIMINARY PLAT
PP-2021-1

ITEM NO. 7b.

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **CAR-MART ADDITION (FORMERLY KNOWN AS TEMPLE ADDITION)**.

LOCATION: Generally located on the west side of North Interstate Drive approximately ½ mile north of West Main Street (512 North Interstate Drive).

INFORMATION:

1. Owner. Wiregrass Development, L.L.C.
2. Developer. Wiregrass Development, L.L.C.
3. Engineer. Blew & Associates, P.A.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. May 14, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. June 2, 1970. City Council adopted Ordinance No. 2274 placing this property in RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
6. November 13, 2003. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2020 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation.

7. November 13, 2003. Planning Commission, on a vote of 8-0, 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 13, 2003. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Temple Addition be approved.
9. December 11, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Temple Addition be approved.
10. December 16, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation.
11. December 16, 2003. City Council adopted Ordinance No. O-0304-33 placing this property in C-2, General Commercial District and removing it from RM-6, Medium Density Apartment District.
12. December 16, 2003. City Council approved the preliminary plat for Temple Addition.
13. February 10, 2004. City Council approved the final plat for Temple Addition.
14. December 11, 2005. Approvals of the final plat for Temple Addition became null and void.
15. July 13, 2006. Planning Commission, on a vote of 6-0, recommended that the final plat for Temple Addition be approved.
16. August 8, 2006. City Council approved the final plat for Temple Addition.
17. December 16, 2008. Approvals of the preliminary plat and final plat became null and void.
18. October 8, 2020. The applicant has made a request to amend the site plan adopted with Ordinance No. O-0304-33.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There is an existing fire hydrant located within Lot 1. A fire hydrant may be required within Lot 2 whenever there is a final design.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.

3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks will be installed adjacent to North Interstate Drive (west) in accordance with approved plans and City sidewalk standards.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained detention facilities for controlled discharge into an existing stormwater system.
6. Streets. North Interstate Drive (west) is existing.
7. Water. There is an existing 12" water main adjacent to North Interstate Drive. Also, there is a 6" water main located north of this property running east and west. The Norman Utilities Authority has a project to replace both water mains with 12" mains.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 2.99 acres with two (2) lots. The proposal is a Car-Mart automotive dealership on Lot 1. Currently there is no proposal for Lot 2. Traffic Engineer has reviewed the site plan for access to the lots. It should be noted a cross access agreement between Lots 1 and Lot 2 will be needed for the use of the drive approach located on Lot 2 but also shown to serve Lot 1. Based on the above information, Staff recommends approval of the preliminary plat for Car-Mart Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Car-Mart Addition to City Council.

ACTION TAKEN: _____