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REVISED PRELIMINARY PLAT

ITEM NO. 13b

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**STAFF REPORT**

**ITEM:** CONSIDERATION OF A REVISED PRELIMINARY PLAT FOR ABSENTEE SHAWNEE HEALTH CENTER ADDITION.

**LOCATION:** Generally located 205-feet east and north of the intersection of 156<sup>th</sup> Avenue NE/American Legion Road and Little Axe Drive.

**INFORMATION:**

1. Owner. Absentee Shawnee Tribe of Oklahoma
2. Developer. Absentee Shawnee Tribe of Oklahoma
3. Engineer. Cardinal Engineering, Inc.

**HISTORY:**

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2 zoning classification.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2 zoning classification.
3. December 15, 1964. Planning Commission recommended to City Council that a portion of this property be placed in RE and removed from A-2 zoning classification.
4. January 12, 1965. City Council adopted Ordinance No. 1737 placing a portion of this property in RE, Residential Estates and removing it from A-2 zoning classification.
5. May 11, 1965. City Council adopted Ordinance No. 1776 placing a portion of this property in C-2, Commercial and removing it from A-2, Rural Agricultural zoning classification.
6. February 22, 1966. City council adopted Ordinance No. 1862 placing a portion of this property in the TC, Tourist Commercial with a condition of a 185-foot building set back line from Robinson Street/Little Axe Drive and removing it from C-2, General Commercial zoning classification.

7. October 9, 2008. Planning Commission, on a vote of 7-0, recommended to City Council, the amending of the NORMAN 2025 Land Use and Transportation Plan to designate a portion of this property as Institutional and remove it from Commercial and Residential Designation.
8. October 9, 2008. Planning Commission, on a vote of 7-0, recommended to City Council placing a portion of this property in a PUD, Planned Unit Development and remove it from R-E and TC zoning classification.
9. October 9, 2008. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Absentee Shawnee Health Center Addition, a Planned Unit Development, be approved.
10. December 9, 2008. City Council amended the NORMAN 2025 Land Use and Transportation Plan to designate a portion of this property as Institutional and remove from Commercial and Residential designation.
11. December 9, 2008. City Council adopted Ordinance No. O-0809-16 placing a portion of this property in the PUD, Planned Unit Development, and removing it from RE and TC, zoning classification.
12. December 9, 2008. City Council approved the preliminary plat for Absentee Shawnee Health Center Addition, a Planned Unit Development.
13. September 13, 2012. The applicant has made a request to amend a 185' setback requirement established with Ordinance No. 1862 for a proposed daycare center.

#### IMPROVEMENT PROGRAM:

1. Fire Protection and Water Mains. Domestic and Fire Suppression service have been installed by utilizing on-site private water wells. Water supply will utilize storage facilities to serve for water pressure and fire protection
2. Sanitary Sewers. A privately-maintained sanitary sewer system is proposed. The owners are in the process of purchasing additional property south of State Highway No. 9 east of their existing lagoons. A privately maintained lift station would be utilized to pump wastewater south of State Highway No. 9 to the proposed lagoons. These improvements, though private, will be subject to state and city standards and approvals.
3. Streets. Street improvements have been constructed. Little Axe Drive was constructed as a cul-de-sac and is no longer connected to State Highway No. 9.

**PUBLIC DEDICATIONS:**

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

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

**STAFF COMMENTS AND RECOMMENDATION:** The purpose of the revised preliminary plat is to show details for the property that will be utilized for the Daycare Center lot. The remainder of the preliminary plat has not been designed and currently the owners do not have plans in those vacant areas. As a result, a revised preliminary plat will have to be resubmitted when use and design takes place. Staff recommends approval of the revised preliminary plat for Absentee Shawnee Health Center Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the revised preliminary plat for Absentee Shawnee Health Center Addition.

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