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PRELIMINARY PLAT  
PP-1314-5

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ITEM NO. 8c

**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for ROSE ROCK SCHOOL ADDITION, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at 1515 West Main Street.

**INFORMATION:**

1. Owner. Shanah Ahmadi.
2. Contractor. Brent Swift.
3. Surveyor. Priority Land Surveying, L.L.C.

**HISTORY:**

1. August 14, 1956. City Council adopted Ordinance No. 1005 annexing this property into the City limits and placing this property in the R-1 zoning classification.
2. May 10, 2012. Planning Commission, on a vote of 8-0, recommended denial of Ordinance No. O-1112-36, placing this property in the Planned Unit Development (PUD) and removing it from R-1, Single-Family Residential zoning district.
3. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council denial of the preliminary plat for Rose Rock Addition, a Planned Unit Development.
4. March 12, 2013. City Council postponed first reading of Ordinance No. O-1112-36 at the request of the applicant.
5. March 26, 2013. City Council approved first reading of Ordinance No. O-1112-36.
6. April 9, 2013. The applicant requested postponement of Ordinance No. O-1112-36 until April 23, 2013.
7. April 23, 2013. The applicant withdrew Ordinance No. O-1112-36 and the preliminary plat.
8. September 12, 2013. Agent for the owner has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Institutional Designation for property located at 1515 West Main Street.

9. September 12, 2013. Agent for the owner has made a request for rezoning from R-1, Single Family Dwelling District to PUD, Planned Unit Development for property located at 1515 West Main Street.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrant is existing serving the existing structures.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains are existing.
4. Sidewalks. Sidewalks exist adjacent to West Main Street.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facility will be utilized for any new impervious paving.
6. Street. West Main Street is existing.
7. Traffic Signal. The Traffic Impact Analysis has been submitted by the owners. It has been determined a traffic signal is warranted at the intersection of Main Street and Wylie Road in the future. The owner will contribute to this proposal.
8. Water Mains. There is an existing twelve-inch (12") water main adjacent to West Main Street.

**PUBLIC DEDICATIONS:**

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

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

**STAFF COMMENTS AND RECOMMENDATION:** The developer/owner is proposing a private school with the capability for caretakers to live on the property. Staff recommends approval of the preliminary plat subject to Planning Commission's recommendation of the amendment of the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Institutional Designation and Ordinance No. O-1314-12 placing this property in the Planned Unit Development (PUD).

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Rose Rock School Addition.

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