
FINAL PLAT

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a Final Plat for MILLIGAN INDUSTRIAL TRACT ADDITION.

LOCATION: Generally located on the north side of Rock Creek Road between 12th Avenue NW and Burlington Northern Santa Fe Railroad right-of-way.

INFORMATION:

1. Owner. Mike and Cindy Milligan.
2. Developer. Milligan Trucking
3. Engineer. Morris Engineering Surveying

HISTORY:

1. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2 zoning classification.
2. August 31, 1982. City Council accepted the proposed sewer solution for Rock Creek Storage Addition.
3. September 9, 1982. Planning Commission, on a vote of 9-0, recommended to City Council rejection of the request that this property be placed in I-1, and removed from A-2 zoning.
4. September 9, 1982. Planning Commission, on a vote of 9-0, tabled the preliminary plat for Rock Creek Storage Addition.
5. October 5, 1982. City Council adopted Ordinance No. O-8283-14 placing this property in I-1 and removing it from A-2 zoning classification.
6. October 14, 1982. Planning Commission, on a vote of 5-1, approved the preliminary plat for Rock Creek Storage Addition.
7. October 14, 1987. Approval of the preliminary plat for Rock Creek Storage Addition became null and void.

8. March 8, 2012. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for Milligan Addition be approved.
9. April, 2012. Applicant chose not to proceed to City Council, but instead, to make significant changes to the application and return to Planning Commission.
10. June 14, 2012. Planning Commission, on a vote of 7-2, recommended to City Council the disapproval of the request for the exemption of the WQPZ, exemption of street improvements for Rock Creek Road and disapproval of the revised preliminary plat for Milligan Industrial Tract Addition.
11. July 10, 2012. City Council approved a request to exempt the WQPZ and exempt the street improvements for Rock Creek Road and approved the revised preliminary plat for Milligan Industrial Tract Addition.

IMPROVEMENT PROGRAM:

1. Alleys. In accordance with the City Code, alleys are not needed for a lot greater than one acre.
2. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
4. Sanitary Sewers. A private sanitary sewer solution will be utilized in accordance with City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. A portion of sidewalk will be located and constructed adjacent to Rock Creek Road.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention system will be employed in natural low area to minimize the increase in storm water runoff from this tract.
7. Streets. City Council, at its meeting of July 10, 2012, approved a request to exempt a four foot (4') widening of Rock Creek Road.
8. WQPZ. City Council, at its meeting of July 10, 2012, approved a request to exempt the Water Quality Protection Zone.

9. Water Mains. There is an existing twelve-inch (12") main adjacent to Rock Creek Road. A six-inch (6") water main will be installed to serve the proposed fire hydrant.
10. Fencing. Although not a requirement of the plating process, the owner has agreed to install fencing on his east and north property lines.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. 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 included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property will be used for industrial purposes. An existing approach has been constructed and the owner proposed to construct an office and storage facility. Staff recommends approval of the final plat.

ACTION NEEDED: Approve or disapprove the final plat for Milligan Industrial Tract Addition.

ACTION TAKEN: _____