
FINAL PLAT
FP-1213-16

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a Final Plat for ABSENTEE SHAWNEE HEALTH CENTER ADDITION, SECTION 2.

LOCATION: Generally located on the north side of Little Axe Drive and approximately 775' feet east of 156th Avenue N.E./American Legion Road.

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, Residential Estates 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 that the preliminary plat for Absentee Shawnee Health Center Addition, a Planned Unit Development, be approved.
8. December 9, 2008. City Council approved the preliminary plat for Absentee Shawnee Health Center Addition, a Planned Unit Development.
9. September 13, 2012. Planning Commission, on a vote of 7-0, recommended to City Council amending a 185-foot setback requirement established with Ordinance No. 1862.
10. September 13, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Absentee Shawnee Health Center Addition be approved.
11. October 23, 2012. City Council amended a 185-foot setback requirement established in Ordinance No. 1862 to a 50-foot setback requirement consistent with the TC, Tourist Commercial setback requirements.
12. October 23, 2012. City Council approved the revised preliminary plat for Absentee Shawnee Health Center Addition.

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.
4. Drainage. The owners will submit \$4,462.70 to the City of Norman in lieu of detention.

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, final plat and site plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This land was purchased by the Absentee Shawnee Tribe of Oklahoma. As a result, zoning and platting were required. Absentee Shawnee Tribe of Oklahoma have completed their Health Care Center. Their next proposal is a Day Care Facility. This facility will be located south of their Health Care Center and will utilize Little Axe Drive for access. Staff recommends approval of the final plat for Absentee Shawnee Health Center Addition, Section 2.

ACTION NEEDED: Approve or reject the final plat for Absentee Shawnee Health Center Addition, Section 2.

ACTION TAKEN: _____