

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1718-20

STAFF REPORT

DATE:  
April 4, 2018

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**ITEM:** Consideration of a final Plat for ST. THOMAS MORE CHURCH SECTION 2.

**LOCATION:** Located at 1535 South Jenkins Avenue (East side of Jenkins Avenue and South of Stinson Street).

### INFORMATION:

1. Owner. St. Thomas More Church
2. Developer. St. Thomas More Church
3. Engineer. SMC Consulting Engineers P.C.

### HISTORY:

1. March 28, 1944. City Council adopted Ordinance No. 649 annexing this property into the City Corporate Limits.
2. July 23, 1954. City Council adopted Ordinance No. 884 placing this property in R-1, Single Family Dwelling District.
3. April 26, 1962. Planning Commission recommended to City Council that a portion of this property be placed in R-3, Multi-Family Dwelling District and removed from R-1, Single Family Dwelling District.
4. June 12, 1962. City Council adopted Ordinance No. 1384 placing a portion of this property in R-3, Multi-Family Dwelling District and removing it from R-1, Single Family Dwelling District.
5. November 11, 1999. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Dwelling District with Special Use for a Church and removed from R-1, Single Family Dwelling District.
6. November 11, 1999. Planning Commission, on a vote of 7-0, approved the preliminary plat for St. Thomas More Church Addition, Section 2.
7. December 14, 1999. City Council adopted Ordinance No. O-9900-23 placing a portion of this property in R-1, Single Family Dwelling District with Special Use for a Church and removing it from R-1, Single Family Dwelling District.

## **HISTORY (CON'D)**

8. May 8, 2014. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Institutional Designation.
9. May 8, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in R-1, Single Family Residential and R-3, Multi-Family Dwelling District with Special Use for a Church.
10. May 8, 2014. Planning Commission, on a vote of 6-0 recommended to City Council that the preliminary plat for St. Thomas More Church Addition, Section 2 be approved.
11. June 10, 2014. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing a portion of this property in the Institutional Designation and removing it from Low Density Residential Designation.
12. June 10, 2014. City Council adopted Ordinance No. O-1314-49 placing a portion of this property in R-1, Single Family Dwelling District and R-3, Multi-Family Dwelling District with Special Use for a Church.
13. June 10, 2014. City Council approved the preliminary plat for St. Thomas More Church Addition, Section 2.

## **IMPROVEMENT PROGRAM:**

1. Fire Hydrant. A fire hydrant will be installed in accordance with approved plans and City Standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. A sanitary sewer main is existing.
3. Sidewalks. There is an existing sidewalk adjacent to Jenkins Avenue. A five-foot (5') width sidewalk will be constructed adjacent to Jenkins Avenue at the time Jenkins Avenue is widened. Staff is recommending deferral of the sidewalk adjacent to Jenkins Avenue. There is a proposed sidewalk adjacent to Lincoln Avenue.
4. Storm Sewers. Storm water runoff will be conveyed to a proposed privately-maintained detention facility within the parking lot.
5. Streets. Jenkins Avenue will be constructed as a minor urban arterial street. Staff is recommending deferral of the improvements. Lincoln Avenue is existing
6. Water Mains. Water mains are existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Right-of-Way. All required right-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 as attachments.

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the program of improvements, site plan and final plat for St. Thomas More Church Section 2 and submit it to City Council for consideration.

This property consist 1.87 acres with one (1) lot. The proposal is a sanctuary and additional parking lot.

The final plat is consistent with the approved preliminary plat.