

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-4

DATE:
August 27, 2020

STAFF REPORT

ITEM: Consideration of a Final Plat for **ONCUE #138 ADDITION, (A REPLAT OF LOT 24 (LOT LINE ADJUSTMENT #559), LOT 25 AND LOT 26, BLOCK 1, ENERGY SQUARE ADDITION) AND A PART OF THE SE ¼ OF SECTION 35, T9N, R3W OF THE IM.**

LOCATION: Generally located at the northwest corner of the intersection of 24th Avenue S.W. and West Lindsey Street.

INFORMATION:

1. Owner. OnCue RE, LLC.
2. Developer. OnCue RE, LLC.
3. Engineer. SMC Consulting Engineers, PC.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. September 15, 1964. Planning Commission recommended denial to City Council of placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
5. October 13, 1964. City Council adopted Ordinance No. 1710 amending the legal description and placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
6. March 12, 1981. Planning Commission, on a vote of 8-0, approved the preliminary plat for Energy Square Addition.
7. March 12, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Energy Square Addition be approved.

HISTORY (CON'T)

8. April 28, 1981. City Council approved the final plat for Energy Square Addition.
9. August 17, 1981. The final plat for Energy Square Addition was filed of record with the Cleveland County Clerk.
10. October 23, 1981. City Staff approved Lot Line Adjustment No. 559 (adjusting Lot 24, Block 1).
11. February 13, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for ONCUE #138 Addition, (a Replat of Lot 24 (Lot Line Adjustment #559), Lot 25 and Lot 26, Block 1, Energy Square Addition) and a part of the SE $\frac{1}{4}$ of Section 35, T9N, R3W of the IM be approved.
12. March 24, 2020. City Council approved the preliminary plat for ONCUE #138 Addition, (a Replat of Lot 24 (Lot Line Adjustment #559), Lot 25 and Lot 26, Block 1, Energy Square Addition) and a part of the SE $\frac{1}{4}$ of Section 35, T9N, R3W of the IM.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks are existing. Any damage to existing sidewalks will be replaced prior to Certificate of Occupancy.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained underground detention facility for controlled discharge into the I-35 right-of-way.
6. Streets. Lindsey Street is existing. Springer Drive is existing. There are proposed modifications to 24th Avenue S.W. for better circulation.
7. Water. There is an existing 12-inch (12") water line located adjacent to 24th Avenue S.W. and a 6-inch (6") water line adjacent to Springer Drive.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and final plat are attached.

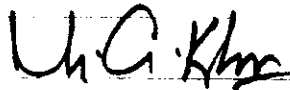
STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Development Committee review and approve the program of public improvements, site plan and final plat for ONCUE #138 Addition, (a Replat of Lot 24 (Lot Line Adjustment #559), Lot 25 and Lot 26, Block 1, Energy Square Addition) and a part of the SE ¼ of Section 35, T9N, R3W of the IM and submit them to City Council for consideration.

This property consists of 2.3 acres with one (1) lot. The proposal is an OnCue facility.

APPLICATION FOR
DEVELOPMENT COMMITTEE
ACTION

Date: 08 24 2020

Part I. To be Completed by Applicant:

1. Applicant(s):
OnCue RE, LLC, an Oklahoma limited liability company
317 N. Main, Stillwater, OK 74075
 Signature of Applicant(s):
Muhammad Khan, P.E., Agent for OnCue RE, LLC 
 Telephone Number and Address:
405-232-7715
SMC Consulting Engineers, P.C., 117 W. Main, Oklahoma City, OK 73106
2. Project Name and Legal Description:
OnCue #138, Lot 1, Block 1, OnCue #138 Addition, A replat of lot 24 (lot line adjustment #559), lot 25 and lot 26, Block 1, Energy Square Addition and a part of the SE 1/4 of Section 35, T9N, R3W of the 1.M., Norman, Cleveland County, OK
3. Action Request of Development Committee
Approve the program of public improvements, site plan, final plat, and submit it to City Council for consideration

Part II. To Be Completed by Development Committee:



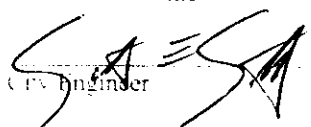
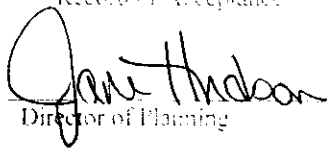
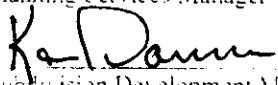
Development Committee Meeting: August 27, 2020

Development Committee Findings:

The engineer for the developer has requested the Development Committee approve the program of public improvements, site plan and final plat and submit the final plat to City Council for consideration. The public improvements consist of paving, drainage, water and sidewalks.

Development Committee Recommendations:

Submit the final plat to City Council for consideration.

		Record of Acceptance	
		Yes	No
	Director of Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Director of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	City Engineer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Director of Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Planning Services Manager	<input type="checkbox"/>	<input type="checkbox"/>
	Subdivision Development Manager	<input checked="" type="checkbox"/>	<input type="checkbox"/>