



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number: FP-1415-12**

**File ID:** FP-1415-12

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:**

**In Control:** City Council

**Department:** Public Works  
Department

**Cost:**

**File Created:** 02/03/2015

**File Name:** Final Plat for St. James Centre Addition, Section One

**Final Action:**

**Title:** CONSIDERATION OF A FINAL PLAT FOR ST. JAMES CENTRE ADDITION, SECTION 1, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CLASSEN BOULEVARD AND CEDAR LANE)

**Notes:** ACTION NEEDED: Motion to approve or reject the final plat for St. James Centre Addition, Section 1; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements and receipt of \$236,479.02 for traffic impact fees, and direct the filing of the final plat.

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

**Agenda Date:** 02/24/2015

**Agenda Number:**

**Attachments:** Location Map, Final Plat, Site Plan, Preliminary Plat,  
DC Staff Report, Dev Comm App

**Project Manager:** Ken Danner, Subdivision Development Manager

**Entered by:** mallory.scott@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

### Text of Legislative File FP-1415-12

Body

**BACKGROUND:** This item is a final plat for St. James Centre Addition Section 1 and is generally located at the southeast corner of the intersection of Classen Boulevard and Cedar Lane Road.

City Council, at its meeting of August 12, 2014, adopted Ordinance No. O-1314-50 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District. Also, City Council, at its meeting of August 12, 2014, approved the preliminary plat for St. James Centre Addition. The City Development Committee, at its meeting of January 30, 2015 reviewed the final plat and program of improvements for St. James Centre Addition and recommended that the final plat be submitted to City Council for consideration.

This property consists of 22.25 acres with two (2) commercial lots. Currently, the proposal for Lot 1 is a Walmart Supercenter with a fueling station on Lot 2.

**DISCUSSION:** Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of water with fire hydrants and sidewalk improvements adjacent to Classen Boulevard. A private storm water detention facility will also be constructed.

The City Development Committee is anticipating the submittal of a Subdivision Bond/Cash Surety from the Developer securing the public improvements and the approval of concurrent construction (foundation only) permits. Concurrent construction will allow the Developer to construct the public improvements simultaneously with the private foundations of the buildings in order to expedite the development.

**STAFF RECOMMENDATION:** The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal of a subdivision bond/cash surety or the completion and acceptance of the public improvements for St. James Centre Addition and receipt of \$236,479.02 for traffic impact fees prior to the issuance of a building permit.