

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1516-3

DATE:
July 2, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for LEGACY BUSINESS PARK ADDITION, SECTION 1.

LOCATION: Generally located 560' east of 36th Avenue N.W. on the north side of West Rock Creek Road.

INFORMATION:

1. Owners. S&S Family Properties, L.L.C.
2. Developer. Legacy Business Park, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. June 9, 2009. City Council approved Resolution No. R-0809-116 amending the NORMAN 2025 Land Use and Transportation Plan from the Low-Density Residential Designation to Commercial Designation.
5. September 29, 2010. A Letter of Map Revision approved by the Federal Emergency Management Agency became effective September 29, 2010, removing the flood plain from this property.
6. April 12, 2012. Planning Commission, on a vote of 7-0, recommended approval of the preliminary plat for S&S Family Properties Addition. This property was included in the preliminary plat but there was no design or use of the property.
7. May 22, 2012. City Council approved the preliminary plat for S&S Family Properties Addition.

HISTORY (Cont'd):

8. August 14, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the C-2, General Commercial District and removed it from A-2, Rural Agricultural District.
9. August 14, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Legacy Business Park be approved. Formerly known as S & S Family Properties Addition.
10. September 23, 2014. City Council adopted Ordinance No. O-1415-5 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
11. September 23, 2014. City Council approved the revised preliminary plat for Legacy Business Park Addition. Formerly known as S & S Family Properties Addition.
12. December 11, 2014. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments, a Planned Unit Development be approved.
13. January 13, 2015. City Council approved the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments, a Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Alley. Alleys are not required on lots greater than one (1) acre if sufficient circulation is provided. The proposed site plan shows proper circulation for delivery trucks and sanitation vehicles.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. There is an existing ten-foot width (Legacy Trail) sidewalk adjacent to Rock Creek Road. Five-foot width sidewalks will be constructed adjacent to Pendleton Drive.

IMPROVEMENT PROGRAM (Cont'd)

6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately maintained detention facility will be constructed in the southwest corner of the property. The developer intends to make it an amenity for the development. The eastern portion of the property will utilize an existing City owned detention pond. As part of the contracts for the Rock Creek Road overpass it was agreed this detention pond could be utilized.
7. Streets. Rock Creek Road is existing. Pendleton Drive will be constructed as a collector street and provide access to the PUD property located to the north of this proposal. It will be constructed to City paving standards.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve the proposed fire hydrants and a water main adjacent to Pendleton Drive. There is an existing 12-inch water main adjacent to Rock Creek Road.

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, revised preliminary plat, site plan and final plat are attached.

STAFF COMMENTS:

The engineer for the developer has requested the Development Committee review the site plan and final plat for Legacy Business Park Addition, Section 1 and submit to City Council.

The project will consist of three (3) commercial lots on 9.03 acres.

Public improvements consist of street paving, drainage, sidewalks, water lines with fire hydrants and sanitary sewer main.

A traffic impact fee in the amount of \$19,124.91 will be required to be submitted.