

PRELIMINARY PLAT
PP-1617-8

ITEM NO. 10c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for NORMAN PUBLIC LIBRARY CENTRAL ADDITION.

LOCATION: Located at the northwest corner of Acres Street and James Garner Avenue.

INFORMATION:

1. Owners. City of Norman.
2. Developer. City of Norman.
3. Engineer. Cedar Creek Inc.

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 I-1, Light Industrial District and R-3, Multi-Family Dwelling District.
4. March 9, 2017. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Institutional Designation.
5. March 9, 2017. The applicant has made a request to rezone this property from I-1, Light Industrial District and R-3, Multi-Family Dwelling District to C-3, Intensive Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. A sidewalk will be constructed adjacent to Acres Street. A portion of Legacy Trail sidewalk will be relocated with a capital project funded by Norman Forward.
5. Storm Sewers. Storm water will be conveyed to a proposed underground detention facility.
6. Streets. James Garner Avenue and Acres Street will be reconstructed as part of a capital project funded by Norman Forward.
7. Water Main. There is a proposed 24" water main adjacent to James Garner Avenue replacing a 16" water main. There is a proposed 8" water main adjacent to Acres Street replacing a 6" water main. These improvements are part of a capital project. An internal 8" water main will be installed as part of the library project.

PUBLIC DEDICATIONS:

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

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of one (1) lot on 7.33 acres. This is the location of the new main public library. Staff recommends approval of the preliminary plat.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Norman Public Library Central Addition to City Council subject to approval of R-1617-88 and O-1617-33.

ACTION TAKEN: _____