



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Master

File Number: FP-1314-4

File ID: FP-1314-4

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item No. 12

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 01/15/2014

File Name: Final Plat for Linberry Corner Expansion Addition.

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR LINBERRY CORNER EXPANSION ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (SOUTH OF WEST LINDSEY STREET ON THE EAST SIDE OF SOUTH BERRY ROAD)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Linberry Corner Expansion Addition; 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 direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 01/28/2014

Agenda Number: 12

Attachments: Location map-Linberry Corner, Preliminary Plat
Linberry.pdf, Final Site Plan- Linberry Corner, Final
Plat - Linberry Corner, Dev Comm, Staff Report
1-15-14 Linberry Corner, Application-Dev Committee
-Linberry Addition, Landscape Plan - Linberry Corner

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Entered by: julie.shelton@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-1314-4

Body

BACKGROUND: This item is a final plat for Linberry Corner Expansion Addition and is generally located 200 feet south of West Lindsey Street on the east side of South Berry Road. This property consists of 0.42 acres for the purpose of a parking lot that will serve the existing restaurant to the north.

City Council, at its meeting of August 27, 2013, adopted Ordinance No. O-1314-3, placing this property in CO, Suburban Office with Special Use for an off-street parking lot and removing it from R-1, Single Family Dwelling District. Also, City Council approved the preliminary plat for Linberry Corner Expansion Addition. The City Development Committee, on January 15, 2014, reviewed the final plat for Linberry Corner Expansion Addition

and recommends approval by City Council. The owner's attorney has prepared a cross access agreement/easement to serve this property and the property to the north. An existing driveway located on South Berry Road providing ingress and egress to the restaurant is proposed to be removed and relocated to the south serving the proposed parking lot. A driving lane between the parking lot and the restaurant will serve as access. That is the purpose of the cross access agreement/easement between the two properties.

DISCUSSION: Public improvements consist of a five-foot (5') wide sidewalk across the frontage of this property adjacent to South Berry Road.

SITE PLAN: City Council approved the site plan with conditions, the status of which are shown below:

1. A six (6) foot tall decorative masonry wall will be constructed around the entire perimeter of the lot being rezoned and planned as a parking lot, which is adjacent to residential lots.
2. The proposed landscaping on the site plan has been enhanced and now includes trees intermixed in the shrubs.
3. The width of the landscaping strip has been increased where it abuts the perimeter of the parking area on the north, as indicated on the Preliminary Site Plan.

These improvements will be required with a parking lot construction permit and shall be installed prior to the opening of the parking lot.

STAFF RECOMMENDATION: The City Development Committee, on January 15, 2014, reviewed the final plat for Linberry Corner Expansion Addition and recommends approval to the City Council.

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 that the Mayor be authorized to sign the final plat subject to completion of the sidewalk or receipt of a subdivision bond/cash surety securing the sidewalk and the submittal of a cross access agreement/easement for Linberry Corner Expansion Addition.