

FINAL PLAT

ITEM NO. 5

ITEM: Consideration of a Final Plat for TECUMSEH PROJECT, A PLANNED UNIT DEVELOPMENT.

LOCATION: Generally located one-quarter of a mile west of 36th Avenue N.W. on the south side of West Tecumseh Road.

INFORMATION:

1. Owner. Tecumseh Project, L.L.C.
2. Developer. Tecumseh Project, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. July 7, 1983. The Norman Board of Parks Commissioners, on a vote of 6-0, recommended fee in lieu of park land dedication.
2. July 14, 1983. Planning Commission, on a vote of 7-1, recommend to City Council that this property be placed in R-1, and removed from A-2 zoning classification.
3. July 14, 1983. Planning Commission, on a vote of 8-0, tabled the preliminary plat for Cascade Addition.
4. August 9, 1983. City Council adopted Ordinance No. O-8384-2 placing this property in R-1 and removing it from A-2, zoning classification.
5. August 11, 1983. Planning Commission, on a vote of 3-4, made no recommendation to City Council placing this property in R-1 and removing it from A-2 and R-1 zoning classifications.
6. August 11, 1983. Planning Commission, on a vote of 9-0, approved the preliminary plat for Cascade Addition containing the proposed R-1 single family property.

7. November 15, 1983. City Council adopted Ordinance No. O-8384-18 placing this property in R-1 and removing it from A-2 and R-1 zoning classifications.

8. August 11, 1988. In accordance with Section 19-505 of the City Code, the approval of the preliminary plat for Cascade Addition became null and void.
 9. February 1, 1996. The Norman Board of Parks Commissioners, on a vote of 9-0, recommended approval of private park land.
 10. February 8, 1996. Planning Commission, on a vote of 9-0, approved the preliminary plat for Cascade Addition.
 11. November 13, 1997. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in the Planned Unit Development (PUD) and removed from the R-1 zoning classification.
 12. November 13, 1997. Planning Commission, on a vote of 8-0, approved the preliminary plat for Cascade Estates Addition, a Planned Unit Development.
 13. January 13, 1998. City Council adopted Ordinance No. O-9798-24 placing this property in the PUD and removing it from R-1 zoning classification.
 14. March 8, 2001. Planning Commission, on a vote of 9-0, recommended to City Council that the amendment of the Cascade Estates Planned Unit Development be approved.
 15. March 8, 2001. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Cascade Estates Addition, a Planned Unit Development, be approved.
 16. April 10, 2001. City Council adopted Ordinance No. O-0001-45 amending the Planned Unit Development.
 17. April 10, 2001. City Council approved the preliminary plat for Cascade Estates Addition, a Planned Unit Development.
 18. March 8, 2006. Approvals of the preliminary plat became null and void.
 19. August 9, 2007. Planning Commission, on a vote of 7-0-1, recommended to City Council that the preliminary plat for Cascade Estates Addition, Section 8, a Planned Unit Development, be approved.
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20. September 11, 2007. City Council approved the preliminary plat for Cascade Estates Addition, Section 8, a Planned Unit Development.

21. September 11, 2010. Approvals of the preliminary plat for Cascade Estates Addition, Section 8, a Planned Unit Development became null and void.
22. July 14, 2011. Planning Commission, on a vote of 8-0, postponed an amendment to the NORMAN 2025 Land Use and Transportation Plan, amendment to the Planned Unit Development established by Ordinance No. O-9798-24, and the preliminary plat for Tecumseh Project at the request of the owners/developers.
23. August 11, 2011. Planning Commission, on a vote of 6-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation.
24. August 11, 2011. Planning Commission, on a vote of 6-0, recommended amending the Planned Unit Development Ordinance No. O-9798-24 to allow business, medical and professional offices.
25. August 11, 2011. Planning Commission, on a vote of 6-0, recommended to City Council the approval of request to waive alley requirements and approval of the preliminary plat for Tecumseh Project Addition.
26. October 11, 2011. City Council, on a vote of 8-0, postponed an amendment to the NORMAN 2025 Land Use and Transportation Plan, amendment to the Planned Unit Development established by Ordinance No. O-9798-24, and the preliminary plat for Tecumseh Project.
27. October 25, 2011. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Office Designation.
28. October 25, 2011. City Council amended the Planned Unit Development Ordinance No. O-9798-24 to allow business, medical and professional offices.
29. October 25, 2011. City Council approved a request to waive alley requirements and approved the preliminary plat for Tecumseh Project.

IMPROVEMENT PROGRAM:

1. Alleys. City Council, at its meeting of October 25, 2011 approved the request to waive alley requirements.
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2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City standards. 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 are existing.
5. Sidewalks. Sidewalks will be constructed in accordance with approved plans and City sidewalk standards.
6. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water will be conveyed to privately-maintained detention facility.
7. Streets. Tecumseh Road and Astor Drive are existing.
8. Water Mains. There is an existing twelve inch (12") water main adjacent to Tecumseh Road and an eight inch (8") water main adjacent to Astor Drive. There will be an interior water line to serve fire hydrants.

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, preliminary plat, final site development plan, and preliminary plat are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of the final site development plan and final plat for Tecumseh Project Addition, a Planned Unit Development.

ACTION NEEDED: Approve or disapprove the final plat for Tecumseh Project, a Planned Unit Development.

ACTION TAKEN: _____