
SHORT FORM PLAT
SFP-1213-2

ITEM NO. 12

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1213-2, LOT 3, BLOCK 1, RIVER OAKS ADDITION, SECTION 5

LOCATION: Located at the northwest corner of the intersection of West Main Street and 36th Avenue N.W.

INFORMATION:

1. Owners. Arvest Bank
2. Developer. SBJ2012, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. May 14, 1970. Planning Commission, on a vote of 8-1, recommended to the City Council that this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District zoning classification.
2. June 2, 1970. City Council enacted Ordinance No. 2264 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District zoning classification.
3. September 9, 1971. Planning Commission, on a vote of 7-0, approved the preliminary plat for Quail Hollow Addition.
4. November 11, 1971. Planning Commission, on a vote of 6-0, approved the preliminary plat for Quail Hollow, Phase II.
5. September 14, 1972. Planning Commission approved the request for a change in name of this addition from Quail Hollow to River Oaks Addition.
6. March 14, 1974. Planning Commission, on a vote of 7-0, recommended to the City Council that the final plat of River Oaks Addition, Section 5, be approved.

HISTORY (con't)

7. March 14, 1975. Planning Commission approval of the final plat of River Oaks Addition, Section 5, expired in accordance with Section 19-206 of the Code of the City of Norman.
8. March 10, 1977. Planning Commission, on a vote of 8-0, approved the preliminary plat of River Oaks Addition, Section 5.
9. March 9, 1978. Planning Commission, on a vote of 6-0, recommended to the City Council that the final plat of River Oaks Addition, Section 5, be approved.
10. March 28, 1978. City Council approved the final plat of River Oaks Addition, Section 5.
11. August 1, 1978. City Council accepted the public improvements.
12. August 11, 1978. The final plat for River Oaks Addition, Section 5, was filed of record with the Cleveland County Clerk.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. A sanitary sewer main will be extended to the east to serve the existing bank that is located on Lot 3A. A subdivision bond/cash surety has been submitted to secure the improvement. There is an existing sewer serving Lot 3B.
3. Drainage. Drainage is existing.
4. Streets. Streets are existing.
5. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. Easements were dedicated with the filed final plat.
2. Rights-of-Way. All street rights-of-way were dedicated with the filed final plat.

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

STAFF COMMENTS AND RECOMMENDATION. This property will consists of two (2) commercial lots. Lot 3A is an existing bank. Lot 3B is a proposed restaurant. The site plan does not propose any additional drives off of West Main Street. There are cross access documents that provide access off of Arvest Bank property to the east and the commercial property located to the west. Also, an internal trash access easement is provided for Arvest Bank within Lot 3B. The bank's solid waste container will be located within the enclosure on the restaurant's property. Staff recommends approval of Short Form Plat No. SFP-1213-2 for Lot 3, Block 1, River Oaks Addition, Section 5.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1213-2; Lot 3, Block 1, River Oaks Addition, Section 5, and direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____