

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-12

DATE:
January 30, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for ST. JAMES CENTRE ADDITION SECTION 1.

LOCATION: Generally located at the southeast corner of the intersection of Classen Boulevard (U.S. Highway No. 77) and Cedar Lane Road.

INFORMATION:

1. Owners. Heritage Fine Homes Investments, L.L.C. and W.P. Land, L.L.C.
2. Developer. Walmart, Inc.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
2. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
3. February 6, 1968. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 14, 1984. Planning Commission approved the preliminary plat for South Lake Industrial Park Addition.
6. December 14, 1989. The preliminary plat for South Lake Industrial Park Addition became null and void.

HISTORY (CONT'D):

7. May 8, 2014. The Planning Commission, on a vote of 6-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
8. May 8, 2014. Planning Commission, on a vote of 6-0, postponed a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District at the request of the attorney for the applicant.
9. May 8, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Centre Addition, at the request of the attorney for the applicant.
10. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
11. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
12. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for St. James Centre Addition be approved.
13. July 22, 2014. City Council postponed Resolution No. R-1314-123 at the request of the applicant.
14. July 22, 2014. City Council postponed Ordinance No. O-1314-50 at the request of the applicant.
15. July 22, 2014. City Council postponed the preliminary plat for St. James Centre Addition at the request of the applicant.
16. August 12, 2014. City Council amended the NORMAN Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.

HISTORY (CONT'D):

17. August 12, 2014. City Council adopted Ordinance No. O-1314-50 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
18. August 12, 2014. City Council approved the preliminary plat for St. James Centre Addition.

IMPROVEMENT PROGRAM:

1. Alleys. City Council approved an alley waiver for the fueling station lot as part of the preliminary plat.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be constructed adjacent to Cedar Lane Road as part of the Cedar Lane Road Paving Project. The developer will construct sidewalks adjacent to Classen Boulevard.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. The internal storm sewers will be privately maintained. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. Streets. Classen Boulevard is existing. Cedar Lane Road is a paving project that is under construction.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing twelve-inch (12") water main adjacent to Cedar Lane Road. The developer will install a twelve-inch (12") water main adjacent to Classen Boulevard. Interior water lines will be installed and looped to provide fire protection.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on a final plat. A separate drainage easement will be required for off plat storm sewer.

PUBLIC DEDICATIONS (CONT'D):

2. Rights-of-Way. Street rights-of-way will be dedicated to the City on a final plat. The owners have donated needed right-of-way relating to the Cedar Lane Road Paving Project for Cedar Lane Road.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the City Development Committee review the final plat for St. James Centre Addition Section 1 and submit it to City Council for consideration.

This property consists of 22.25 acres with two (2) proposed commercial lots. The proposal is a Walmart Super Center with a separate lot fueling station. Cedar Lane Road is a major paving and drainage project that is under construction.

There are traffic impact fees associated with a major signalization project along Classen Boulevard and specifically Cedar Lane Road. Fees will be paid prior to the filing of final plat.

The City Development Committee supports the final plat for St. James Centre Addition Section 1 and recommends it be submitted to City Council for consideration.

The final plat is consistent with the approved preliminary plat.