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PRELIMINARY PLAT  
PP-1920-10

ITEM NO. 3

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for ONCUE #138 ADDITION, (A REPLAT OF LOT 24 (LOT LINE ADJUSTMENT #559), LOT 25 AND LOT 26, BLOCK 1, ENERGY SQUARE ADDITION) AND A PART OF THE SE ¼ OF SECTION 35, T9N, R3W OF THE IM.

**LOCATION:** Located at the northwest corner of the intersection of 24<sup>th</sup> Avenue S.W. and West Lindsey Street.

**INFORMATION:**

1. Owner. OnCue RE, LLC.
2. Developer. OnCue RE, LLC.
3. Engineer. SMC Consulting Engineers, PC.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. September 15, 1964. Planning Commission recommended denial to City Council of placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
5. October 13, 1964. City Council adopted Ordinance No. 1710 amending the legal description and placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.

6. March 12, 1981. Planning Commission, on a vote of 8-0, approved the preliminary plat for Energy Square Addition.
7. March 12, 1981. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Energy Square Addition be approved.
8. April 28, 1981. City Council approved the final plat for Energy Square Addition.
9. August 17, 1981. The final plat for Energy Square Addition was filed of record with the Cleveland County Clerk.
10. October 23, 1981. City Staff approved Lot Line Adjustment No. 559 (adjusting Lot 24, Block 1).

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. A fire hydrant will be installed to serve the proposed structures. Its location has been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. Sidewalks are existing. Any damage to existing sidewalks will be replaced prior to Certificate of Occupancy.
5. Storm Sewers. Drainage structures will be installed in accordance with approved plans and City drainage standards. Stormwater will be conveyed to a privately-maintained underground detention facility for controlled discharge into the I-35 right-of-way.
6. Streets. Lindsey Street is existing. Springer Drive is existing. There are proposed modifications to 24<sup>th</sup> Avenue S.W. for better circulation.
7. Water. There is an existing 12-inch (12") water line located adjacent to 24<sup>th</sup> Avenue S.W. and a 6-inch (6") water line adjacent to Springer Drive.

**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 2.3 acres with one (1) lot. The proposal is an OnCue facility. Traffic Engineer has reviewed the transportation plan for access and street paving/striping modifications. Staff recommends approval of the preliminary plat for ONCUE #138 Addition, (a Replat of Lot 24 (Lot Line Adjustment #559), Lot 25 and Lot 26, Block 1, Energy Square Addition) and a part of the SE ¼ of Section 35, T9N, R3W of the IM.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for ONCUE #138 Addition, (a Replat of Lot 24 (Lot Line Adjustment #559), Lot 25 and Lot 26, Block 1, Energy Square Addition) and a part of the SE ¼ of Section 35, T9N, R3W of the IM to City Council.

**ACTION TAKEN:** \_\_\_\_\_