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PRELIMINARY PLAT

ITEM NO. 5c

PP-1617-5

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for MUSIC PLACE ADDITION.

**LOCATION:** Located at 2570 North Interstate Drive.

**INFORMATION:**

1. Owners. Rosa Lee Music and Lana Gaye Clagg.
2. Developer. Rosa Lee Music and Lana Gaye Clagg.
3. Engineer. Anchor Engineering, L.L.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. July 11, 1996. Planning Commission, on a vote of 8-0 recommended to City Council amending the Land Use Plan from agricultural to office designation.
5. July 11, 1996. Planning Commission, on a vote of 8-0 recommended to City Council that this property be placed in O-1, Office Institutional District and removed from A-2, Rural Agricultural District.
6. July 11, 1996. Planning Commission, on a vote of 8-0, approved a request to waive the alley requirements and approved the preliminary plat for Young's Addition.
7. November 12, 1996. City Council amended the NORMAN 2025 Land Use and Transportation Plan placing this property into the office designation and removing it from agricultural designation.

8. November 12, 1996. City Council adopted Ordinance No. O-9697-4 placing this property in O-1, Office Institutional District and removing it from A-2, Rural Agricultural District.
9. January 12, 2017. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Office Designation to Commercial Designation.
10. January 12, 2017. The applicant has made a request to rezone this property from O-1, Office Institutional District to C-2, General Commercial District.

**IMPROVEMENT PROGRAM:**

1. Alley. The applicant has made a request to waive alley requirements based on the fact adequate circulation has been provided within the proposed property. There are no existing alleys to connect.
2. Fire Hydrants. A fire hydrant will be installed in accordance with City standards. Its location has been reviewed by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
4. Sanitary Sewers. Sanitary sewer is existing.
5. Sidewalks. A sidewalk adjacent to Interstate Drive will be deferred with the final plat. A sidewalk will be constructed adjacent to Yarbrough Way.
6. Storm Sewers. Storm water will be conveyed to an existing detention facility.
7. Streets. North Interstate Drive and Yarbrough Way are existing.
8. Water Main. There is a proposed 12" water main adjacent to Interstate Drive. There is an existing 8" water main adjacent to Yarbrough Way.

**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, preliminary plat and letter of request to waive alley requirements are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of one (1) lot on .79 acres. The owners will pursue retail construction. Driveway access will be from Yarbrough Way. Staff supports the request to waive alley requirements and the preliminary plat.

**ACTION NEEDED:** Recommend approval or disapproval of the request to waive alley requirements and approval or disapproval of the preliminary plat for Music Place Addition to City Council subject to approval of R-1617-68 and O-1617-21.

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