

PRELIMINARY PLAT

ITEM NO. 6c

PP-1516-14

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for SHOPS AT TECUMSEH CROSSING ADDITION.

LOCATION: Generally located at the southwest corner of the intersection of West Tecumseh Road and 24th Avenue N.W.

INFORMATION:

1. Owners. Shops at Tecumseh Crossing, L.L.C.
2. Developer. Shops at Tecumseh Crossing, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 23, 1960. City Council adopted Ordinance No. 1245 annexing this property into the City Limits.
2. October 18, 1960. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in A-2, Rural Agricultural District.
4. June 16, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 22, 1964. City Council adopted Ordinance No. 1686 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. December 10, 2015. Planning Commission, on a vote of 7-0, postponed amending the NORMAN Land Use and Transportation Plan from Industrial Designation to Commercial Designation at the request of the applicant.

7. December 10, 2015. Planning Commission, on a vote of 7-0, postponed placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District at the request of the applicant.
8. December 10, 2015. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Shops at Tecumseh Crossing Addition at the request of the applicant.
9. January 14, 2016. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for this property.
10. January 14, 2016. The applicant has made a request to place this property in the C-2, General Commercial District and remove it from I-1, Light Industrial District.

IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the developer has made a request to waive alley requirements. Adequate circulation has been provided for delivery vehicles and sanitation vehicles.
2. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have 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. An offsite sanitary sewer main has been extended from the intersection of Flood Avenue and Tecumseh Drive and installed in accordance with approved plans and City and State Department of Health standards. Sanitary sewer mains within the property will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. A ten-foot (10') width sidewalk will be constructed adjacent to Tecumseh Road as part of a Legacy Trail system. A five-foot (5') width sidewalk will be installed adjacent to 24th Avenue N.W.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved final plans and City drainage standards. A privately maintained detention facility will be utilized to serve the proposed lots.
7. Streets. West Tecumseh Road and 24th Avenue N.W. are existing.
8. Water Main. There is an existing 24" water main adjacent to West Tecumseh Road and a 24" water main adjacent to 24th Avenue N.W. There is a proposed looped internal water main that will serve all of the lots and provide water to serve fire hydrants. This system will connect to the proposed commercial/industrial development located to the west of this property.

9. Water Quality Protection Zone. This property contains WQPZ. An engineering solution has been submitted to address the WQPZ. With final platting, the owners will submit covenants for the purpose of protecting the WQPZ.

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 have been dedicated.

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 8.37 acres. The proposed commercial property will consist of five (5) lots. The owners will pursue retail and professional offices. The design provides cross access easements for vehicular circulation. These easements or agreements will need to be filed of record at the time of filing the final plat. Circulation has been provided throughout the lots for service vehicles and sanitation vehicles. As a result, staff can support a request to waive the alley requirements for the commercial lots and recommend approval of the preliminary plat for Shops at Tecumseh Crossing Addition.

ACTION NEEDED: Recommend approval or disapproval to waive alley requirements and approval or disapproval of the preliminary plat for Shops at Tecumseh Crossing Addition to City Council subject to approval of R-1516-54 and O-1516-28.

ACTION TAKEN: _____