

FINAL PLAT

ITEM NO. 9

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**STAFF REPORT**

**ITEM:** Consideration of a FINAL PLAT for S & S FAMILY PROPERTIES ADDITION, SECTION 1.

**LOCATION:** Located at the northeast corner of the intersection of 36<sup>th</sup> Avenue N.W. and West Rock Creek Road.

**INFORMATION:**

1. Owner. S&S Family Properties, LLC.
2. Developer. Wal-Mart Real Estate Business Trust.
3. Engineer. SMC Consulting Engineers, PC.

**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 a portion of this property in A-2, Rural Agricultural District.
4. September 29, 2010. A Letter of Map Revision approved by the Federal Emergency Management Agency became effective September 29, 2010, removing the flood plain from this property.
5. April 12, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from A-2, Rural Agricultural District.
6. April 12, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for S & S Family Properties Addition be approved.

7. May 22, 2012. City Council adopted Ordinance No. O-1112-25 placing this property in C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
8. May 22, 2012. City Council approved the preliminary plat for S&S Family Properties Addition with a variance in the spacing of the drive approaches serving the property for 36<sup>th</sup> Avenue N.W. and West Rock Creek Road.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be constructed adjacent to 36<sup>th</sup> Avenue N.W. The width will meet the Legacy Trail requirements with a ten-foot width sidewalk. There is an existing ten-foot width (Legacy Trail) sidewalk adjacent to Rock Creek Road.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. An underground detention facility will be constructed in the southeast portion of the proposed commercial lot. It will be maintained by the owner.
6. Streets. Rock Creek Road and 36<sup>th</sup> Avenue N.W. are existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve the proposed fire hydrants. There is an existing 16-inch water main adjacent to 36<sup>th</sup> Avenue N.W. and as existing 12-inch water main adjacent to Rock Creek Road.

#### **PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All required rights-of-way are dedicated to the City on the final plat.

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

**STAFF RECOMMENDATION:** The applicant is proposing a grocery store and possible fuel station on a 5.13 acre tract located at the northeast corner of the intersection of 36<sup>th</sup> Avenue N.W. and Rock Creek Road. Staff recommends approval of the final plat for S&S Family Properties Addition, Section 1.

**ACTION NEEDED:** Approve or disapprove the final plat for S&S Family Properties Addition, Section 1.

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