

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1718-15

DATE:
February 6, 2018

STAFF REPORT

ITEM: Consideration of a Final Plat for ROBINSON VILLAGE ADDITION (Formerly known as W.P. Oklahoma Nursing Addition).

LOCATION: Located at 501 East Robinson Street (North side of East Robinson Street and approximately 280' east of Porter Avenue).

INFORMATION:

1. Owners. Robinson Village, L.L.C.
2. Developer. Robinson Village, L.L.C.
3. Engineer. Arc Engineering Consultants, L.L.C.

HISTORY:

1. February 23, 1960. City Council adopted Ordinance No. 1205 annexing this property into the City Limits.
2. August 23, 1960. City Council adopted Ordinance No. 1237 placing this property in the R-1, Single Family Dwelling District.
3. July 16, 1962. Planning Commission, on a vote 9-0, recommended to City Council that this property be placed in R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home and removed from R-1, Single Family Dwelling District.
4. August 28, 1962. City Council adopted Ordinance No. 1403 placing this property in R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home and removing it from R-1, Single Family Dwelling District.
5. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District with Special Use for a Convalescent or Nursing Home and removed from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home.
6. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council the preliminary plat for WP Oklahoma Nursing Addition be approved.

HISTORY (CONT'D):

7. November 25, 2014. City Council adopted Ordinance No. O-1415-9 placing this property in RM-6, Medium Apartment District with Special Use for a Convalescent or Nursing Home and removing it from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home.
8. November 25, 2014. City Council approved the preliminary plat for W.P. Oklahoma Nursing Addition.
9. January 30, 2015. The City Development Committee approved the final plat for W.P Oklahoma Nursing Addition and submitted it to the City Council for consideration.
10. February 24, 2015. City Council approved the final plat for W.P Oklahoma Nursing Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. Sidewalks are existing.
5. Storm Sewers. Stormwater will be conveyed to an existing storm sewer system located in the Robinson Street right-of-way. The amount of impervious cover has not changed from the previous development that was on this site.
6. Streets. Robinson Street is existing.
7. Water Mains. There is an existing sixteen-inch (16”) water main adjacent to Robinson Street. Interior water mains to serve fire hydrants will be installed in accordance with approved plans and City and Department of Environmental Quality standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way has been previously dedicated.

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 and approve the program of public improvements, site plan and final plat for a Robinson Village Addition and submit it to City Council for consideration.

This property consists of 4.56 acres and one (1) lot. A change has been made for access to the property. Previously two drive approaches accessed the property. The developer has chosen to eliminate the approaches and provide one access to the property. A nursing home facility was constructed in the early 60's on this property and has been demolished. An elderly housing development is proposed for the property.