

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1617-5

DATE:  
October 25, 2016

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for SHOPS AT TECUMSEH ADDITION

**LOCATION:** Generally located at the southeast corner of the intersection of West Tecumseh Road and Thedford Drive.

### **INFORMATION:**

1. Owners. Sooner Traditions L.L.C.
2. Developer. Sooner Traditions 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. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council the amending of the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for a portion of the property and from Future Urban Service Area to Current Urban Service Area for all of the property.

7. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in C-2, General Commercial District and removed from I-1, Light Industrial District.
8. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for Shops at Tecumseh Addition with alley waiver for Lots 1, 2 and 3, Block 1, be approved.
9. November 25, 2014. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for a portion of the property and from Future Service Area to Current Urban Service Area for all of the property.
10. November 25, 2014. City Council adopted Ordinance No. O-1415-10 placing a portion of this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
11. November 25, 2014. City Council approved the preliminary plat for Shops at Tecumseh Addition with alley waiver.

#### **IMPROVEMENT PROGRAM:**

1. Alleys. City Council approved a request for alley waiver for the commercial property. Adequate circulation has been provided for delivery, emergency 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. It will be extended to this property to provide the required sanitary sewer solution to serve the property.
5. Sidewalks. A ten-foot width sidewalk will be installed adjacent to West Tecumseh Road. Sidewalks will be installed adjacent to Thedford Drive with the commercial development.
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 property.

7. Streets. West Tecumseh Road and Thedford Drive are existing.
8. Water Main. There is an existing 24" water main adjacent to West Tecumseh Road. There is an existing 6" water main adjacent to Thedford Drive. There is a proposed internal looped water main that will serve fire hydrants.
9. Water Quality Protection Zone. This property contains WQPZ. An engineering solution has been submitted to address the WQPZ. The owners have submitted covenants for protecting the WQPZ.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are 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, preliminary plat, site plan and final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the site plan and final plat for Shops at Tecumseh Addition and submit to City Council.

This property consists of 8.36 acres. The proposed commercial property will consist of one (1) 2.27 acre lot reduced from three (3) lots for retail and professional offices and one (1) 6.09 acre industrial lot which will consist of mini-storages.

The final plat is consistent with the preliminary plat with the exception of reducing lots.