

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1314-7

DATE: February 26, 2014

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for SOONER LEGENDS ADDITION, Replat of Dickerson No. 1 Addition.

**LOCATION:** Generally located on the south side of West Lindsey Street between 24<sup>th</sup> Avenue S.W. and Interstate 35.

### **INFORMATION:**

1. Owner. Sooner Legends L.L.C.
2. Developer. Kenneth Kennon.
3. Engineer. Anchor Engineering LLC.

### **HISTORY:**

1. July 9, 1963. City Council adopted Ordinance No. 1514 annexing this property into the City of Norman.
2. September 20, 1966. Planning Commission, on a vote of 7-1-0, recommended to City Council that this property be placed in C-2, General Commercial and removed from R-1, Single Family Dwelling District.
3. October 11, 1966. City Council adopted Ordinance No. 1925 placing this property in the C-2, General Commercial District and removing it from R-1, Single Family Dwelling District.
4. April 8, 1971. Planning Commission, on a vote of 7-1, approved the preliminary plat.
5. April 8, 1971. Planning Commission, on a vote of 7-1, recommended to City Council that this final plat be disapproved.
6. October 12, 1971. City Council approved the final plat for Dickerson No. 1 Addition.
7. October 14, 1971. Planning Commission, on a vote of 6-0, took no action on the final plat for Dickerson No. 1 Addition.

8. November 15, 1971. The final plat for Dickerson No. 1 Addition was filed of record with the Cleveland County Clerk.
9. September 16, 1982. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in C-2, General Commercial with Permissive Use for a Night Club.
10. October 12, 1982. City Council adopted Ordinance No. O-8283-19, placing a portion of this property in C-2, General Commercial District with Permissive Use for a Night Club and removing it from C-2, General Commercial District.
11. October 22, 2013. City Council approved the preliminary plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition.

**IMPROVEMENT PROGRAM:**

1. Alley. An alley will be constructed to City Paving Standards. Staff is recommending deferral of the alley improvements.
2. Fire Hydrants. Existing fire hydrants are adequate.
3. Sanitary Sewer. Sanitary sewer main is existing.
4. Sidewalks. There is an existing sidewalk adjacent to 24<sup>th</sup> Avenue S.W.
5. Drainage. The owner will pay a fee in the amount of \$1,624.65 in lieu of detention. This property is located in the lower basin. Also, storm water runoff will be connected to major storm sewer as a result of the West Lindsey Street Paving and Drainage Project.
6. Streets. Streets are existing.
7. Water Main. Water main is existing.

**PUBLIC DEDICATIONS:**

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

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, site plan, final plat, Development Committee Staff Report memorandum from the Director of Public Works and engineer's estimate are included.

**DEVELOPMENT COMMITTEE COMMENTS:** The existing hotel/conference center facility is not changing. However, with future construction related to Interstate 35, a temporary easement has been requested from the owner of this property by the Oklahoma Department of Transportation. The proposed temporary easement impacts the parking lot for Sooner Legends. The owner owns property east of his facility that fronts Briggs Street. The owner is proposing to construct a new, paved parking lot with 23 permanent parking spaces. Existing mature trees on this parcel will be retained. This property is properly zoned for a commercial parking lot, but needs to be incorporated into the existing facility as one contiguous commercial lot. As a result, the owner has chosen to replat his entire property.

The engineer for the owner has requested the Development Committee review the final plat and submit it to the City Council for consideration.

The Development Committee supports the final plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition with deferral of alley paving improvements and recommends that the final plat be submitted to City Council for consideration.