

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1314-9

DATE:  
February 26, 2014

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for WINDSOR ADDITION, a PLANNED UNIT DEVELOPMENT FOR LOT 1 (Formerly known as Santa Rosa Addition).

**LOCATION:** Located at the southwest corner of the intersection of Tecumseh Road and 36<sup>th</sup> Avenue N.W.

### **INFORMATION:**

1. Owners. OSOI Tecumseh Development, LLC
2. Developer. OSOI Tecumseh Development, LLC
3. Engineer. SMC Consulting Engineers, P.C.

### **HISTORY:**

1. August 11, 1983. Planning Commission, on a vote of 4-3, made no recommendation to City Council that this property be placed in C-1, Local Commercial District and removed from A-2, Rural Agricultural District.
2. November 15, 1983. City Council adopted Ordinance No. O-8384-18 placing this property in the C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.
3. November 12, 1998. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District with Special Use for an Automobile Service Station and removed from C-1, Local Commercial District.
4. November 12, 1998. Planning Commission, on a vote of 8-0, approved the preliminary plat for Carol's LLC Addition.
5. December 22, 1998. City Council adopted Ordinance No. O-9899-9 placing a portion of this property in C-1, Local Commercial District with Special Use for an Automobile Service Station and removing it from C-1, Local Commercial District.
6. December 13, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Bet Land Trust Addition be approved.

7. May 14, 2002. City Council approved the preliminary plat for Bet Land Trust Addition with alley waiver.
8. May 14, 2005. The approval of the preliminary plat became null and void.
9. February 12, 2009. Planning Commission, on a vote of 7-0-1 recommended to City Council that the preliminary plat for OSOI Addition be approved.
10. April 14, 2009. City Council approved the preliminary plat for OSOI Addition.
11. April 14, 2012. Approvals of the preliminary plat for OSOI Addition became null and void.
12. September 6, 2012. The Norman Board of Parks Commissioners, on a vote of 7-0 recommended park land dedication.
13. September 13, 2012. Planning Commission, on a vote of 7-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for a portion of the property. Postponement was at the request of the applicant.
14. September 13, 2012. Planning Commission, on a vote of 7-0, postponed a request to place a portion of this property in a Planned Unit Development and remove it from C-1, Local Commercial District. Postponement was at the request of the applicant.
15. September 13, 2012. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Santa Rosa Addition. Postponement was at the request of the applicant.
16. October 11, 2012. Planning Commission, on a vote of 3-3, made no recommendation to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation.
17. October 11, 2012. Planning Commission, on a vote of 3-3, made no recommendation to City Council placing a portion of their property in the Planned Unit Development and removing it from C-1, Local Commercial Designation.
18. October 11, 2012. Planning Commission, on a vote of 3-3, made no recommendation to City Council for the approval of the request to waive alley requirements for the commercial property and approval of the preliminary plat for Santa Rosa Addition, a Planned Unit Development.
19. November 27, 2012. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential District.

20. November 27, 2012. City Council adopted Ordinance No. O-1213-11 placing a portion of this property in the Planned Unit Development (PUD) and removing it from C-1, Local Commercial District.
21. November 27, 2012. City Council approved the preliminary plat for Santa Rosa Addition, a Planned Unit Development for Lot 1 and the commercial lot.

#### **IMPROVEMENT PROGRAM:**

1. Alleys. City Council, at its meeting of November 27, 2012, approved the request to waive alley requirements.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewer. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be installed adjacent to 36<sup>th</sup> Avenue N.W. and Tecumseh Road in accordance with approved plans and City standards
6. Storm Sewers. A privately-maintained detention facility will be utilized for storm water runoff. Covenants for maintenance procedures and cross access will be required with final platting.
7. Streets. West Tecumseh Road and 36<sup>th</sup> Avenue N.W. have been constructed in accordance with City paving standards.
8. Water Mains. There is an existing sixteen-inch (16") water main adjacent to 36<sup>th</sup> Avenue N.W. and a twelve-inch (12") water main adjacent to West Tecumseh Road. An internal water main will be installed to serve proposed fire hydrants for fire protection.

#### **PUBLIC DEDICATIONS:**

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

**SUPPLEMENTAL MATERIAL:** Copies of location map, preliminary plat, site plan for commercial lot, final site development plan and final plat are included as supplemental materials.



**DEVELOPMENT COMMITTEE COMMENTS:** The engineer for the developer has requested the Development Committee review the final plat for Windsor Addition, a Planned Unit Development for Lot 1, Block 1 and submit it to City Council for its consideration.

The final plat is consistent with the approved preliminary plat. This property consists of 16.53 acres and one (1) Planned Unit Development lot and one (1) commercial lot and one (1) common space lot.

As a result of the Norman Board of Parks Commissioners recommending park land, City Council approved the preliminary plat and the park land located in the northwest corner of the ownership. The detention pond will be spanned with concrete and soil and sod installed over the concrete. This will be contiguous with the existing Cascade Park land. Prior to filing the final plat, recoupment fees may be required for the Westside Sanitary Solution Project, and Tecumseh Road Paving Project.