

PRELIMINARY PLAT

ITEM NO. 12c

ITEM: Consideration of a Preliminary Plat for DOLLAR GENERAL ALAMEDA ADDITION.

LOCATION: Generally located on the north side of Alameda Drive approximately one-quarter of a mile east of 72nd Avenue NE.

INFORMATION:

1. Owner: Union Baptist Association
2. Applicant. Norman DOP VII, LLC.
3. Engineer. Gresham, Smith and Partners Land Planning and Design Services
4. Surveyor. Cornerstone Regional Surveying, PLLC

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. September 13, 2012. Planning Commission is scheduled to consider a request to amend the NORMAN 2025 Land Use and Transportation from Country Residential Designation to Commercial Designation.
4. September 13, 2012. Planning Commission is scheduled to consider a request to place this property in the CR, Rural Commercial, and remove it from A-2 zoning classification.

IMPROVEMENT PROGRAM:

1. Fire Protection. Fire protection will be provided by the Norman Fire Department. The developer has proposed a holding facility fed by a water well to assist the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A private septic system will be installed in accordance with City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks are not required.
5. Streets. A ten foot (10') width paved shoulder will be installed as part of the public improvements with the final plat.
6. Water. A water well will be installed in accordance with City and State Department of Environmental Quality Standards.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Existing street right-of-way is adequate.

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

STAFF COMMENTS AND RECOMMENDATION: Since the preliminary plat is an increment to the rezoning, Staff recommends approval of the preliminary plat subject to approvals of the Land Use Plan change and CR zoning.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Dollar General Alameda Addition to the City Council.

ACTION TAKEN: _____