



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

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Title

CONSIDERATION OF A FINAL PLAT FOR SWITZER'S LOCKER ROOM EXPANSION ADDITON AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED ON THE WEST SIDE OF CLASSEN BOULEVARD APPROXIMATELY ONE-FOURTH MILE NORTH OF CEDAR LANE)

body

BACKGROUND: This item is a final plat for Switzer's Locker Room Expansion Addition and is generally located on the west side of Classen Boulevard and approximately one quarter mile north of Cedar Lane Road. This property consists of 1.76 acres and one industrial lot to provide mini storage units.

City Council, at its meeting of December 11, 2012, adopted Ordinance No. O-1213-15, placing this property in I-1, Light Industrial District, and removing it from A-2, Rural Agricultural District. Also, City Council approved the preliminary plat for Switzer's Locker Room Expansion Addition. Planning Commission, on April 11, 2013, approved the final plat for Switzer's Locker Room Expansion Addition.

DISCUSSION: Public improvements consist of a twelve inch (12") water main across the frontage of this property replacing an existing eight inch (8") water main and installing a fire hydrant within this property for fire protection. Also, a five foot (5') width sidewalk will be installed adjacent to Classen Boulevard.

The Development Committee, on April 15, 2013, accepted Subdivision Bond No. B-1213-84/Check No. 6393 securing the public improvements and allowing the approval of a foundation only building permit.

The owner/developer will submit \$1,074.28 for a traffic impact fee that will contribute to the Classen Boulevard and Cedar Lane Road intersection prior to the filing of the final plat with the Cleveland County Clerk.

The owner will submit \$9,318.63 for a fee in lieu of detention at the time of a building permit application. The City has received an agreement from Burlington Northern Sante Fe railroad and the owner accepting storm water upon the railroad right-of-way.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedication contained therein and authorize the Mayor to sign the final plat and subdivision bond/cash surety for Switzer's Locker Room Expansion Addition, subject to receipt of \$1,074.78 for traffic impact fees and \$9,318.63 for a fee in lieu of storm water detention.