

FINAL PLAT
FP-1213-15

ITEM NO. 5

ITEM: Consideration of a Final 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, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation.
4. September 13, 2012. Planning Commission, on a vote of 7-0, recommended to City Council placing this property in the CR, Rural Commercial, and removing it from A-2, Rural Agricultural District.
5. September 13, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Dollar General Alameda Addition be approved.
6. October 23, 2012. City Council amended NORMAN 2025 Land Use and Transportation Plan from Country Residential Designation to Commercial Designation.

7. October 23, 2012. City Council placed this property in the CR, Rural Commercial and removed it from A-2, Rural Agricultural District.
8. October 23, 2012. City Council approved the preliminary plat for Dollar General Alameda Addition.

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.
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 are 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, final plat, and site plan are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: Based on the fact the final plat is consistent with the preliminary plat, Staff recommends approval of the final plat for Dollar General Alameda Addition.

ACTION NEEDED: Approve or reject the final plat for Dollar General Alameda Addition.

ACTION TAKEN: _____