



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-14

File ID: FP-1415-14

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 13

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 02/02/2015

File Name: Final Plat for W.P. Oklahoma Nursing Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR W.P. OKLAHOMA NURSING ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (501 EAST ROBINSON STREET).
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Notes: ACTION NEEDED: Motion to approve or reject the final plat for W.P. Oklahoma Nursing Addition; and, if approved, accept the public dedications contained within the plat, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 02/24/2015

Agenda Number: 13

Attachments: Location Map, Final Plat, Site Plan, Preliminary Plat,
DC Staff Report, Dev Comm App

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: mallory.scott@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File FP-1415-14

Body

BACKGROUND: This item is a final plat for W.P. Oklahoma Nursing Addition and is generally located at 501 East Robinson Street (north side of East Robinson Street approximately 280' east of Porter Avenue). This property consists of 5 acres and one lot.

City Council, at its meeting of November 25, 2014, adopted Ordinance No. O-1415-9 placing this property in RM-6, Medium Apartment District with Special Use for a Convalescent or Nursing Home. Also, City Council approved the preliminary plat for W.P. Oklahoma Nursing Addition.

DISCUSSION: If future buildings are proposed, the new buildings will be sprinkled and additional fire hydrants with water lines may be required.

An issue arose regarding required number of parking spaces under current codes that would not have been required at the time of the structures original construction years ago. The site currently has 73 spaces and the Code requires 80 spaces. The site plan on the proposed Preliminary Plat mirrors the original construction plan that contained 73 spaces. The applicant has made an application to the Board of Adjustment for a Special Exception to the parking requirement. At the November 19, 2014 meeting, the Board of Adjustment, by a vote of 3-0, approved the Special Exception to allow 73 parking spaces, rather than the 80 spaces required with the condition that parking must be brought up to Code standards if the use is expanded or demolished and rebuilt.

Currently all of the required public improvements are existing.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat and acceptance of the public dedications contained therein, and, if approved, recommend the filing of the final plat.