

FINAL PLAT

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Final Plat for SOUTH LAKE ADDITION, SECTION 12.

LOCATION: Generally located east of Classen Boulevard (U.S. Highway No. 77) and south of Renaissance Drive.

INFORMATION:

1. Owner. Southlake Group, LLC.
2. Developer. Southlake Group, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. December 15, 1983. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in C-1, Local Commercial and RM-6, Medium Density Apartment District, and removed from I-1, Light Industrial District zoning classification.
2. December 15, 1983. Planning Commission, on a vote of 9-0, approved the preliminary plat for South Lake Addition.
3. January 17, 1984. City Council adopted Ordinance No. O-8384-75 placing this property in C-1, Local Commercial and RM-6, Medium Density Apartment District and removing them from I-1, Light Industrial District.
4. August 9, 1984. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District with permissive use for an Automobile Service Station and removed from C-1, Local Commercial District.
5. September 11, 1984. City Council adopted Ordinance No. O-8485-9 placing a portion of this property in C-1, Local Commercial District With Permissive Use for an Automobile Service Station and removed from C-1, Local Commercial District.

6. July 11, 1985. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in RM-6 With Permissive Use for Professional Offices and removed from RM-6 zoning classification.
7. July 11, 1985. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for South lake Addition.
8. August 6, 1985. City Council adopted Ordinance No. O-8586-1, placing a portion of this property in RM-6, Medium Density Apartment District with permissive use for professional offices and removing it from RM-6 zoning classification.
9. March 13, 1986. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in O-1, Office-Institution District and removed from RM-6, Medium Density Apartment District.
10. April 15, 1986. City Council adopted Ordinance No. O-8586-59, placing a portion of this property in O-1, Office-Institution District and removing it from RM-6, Medium Density Apartment District.
11. June 9, 1988. Planning Commission, on a vote of 8-0, approved the revised preliminary plat for South Lake Addition.
12. November 14, 1991. Planning Commission, on a vote of 8-0, approved the preliminary plat for South Lake Addition.
13. November 14, 1996. The approval of the preliminary plat for South Lake Addition became null and void.
14. December 8, 2005. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in C-1, Local Commercial District and removing it from O-1, Office-Institution District.
15. December 8, 2005. Planning Commission, on a vote of 9-0, recommended to City Council that the preliminary plat for South Lake Addition 11, be approved.
16. May 8, 2007. City Council postponed a request to place a portion of this property in C-1, Local Commercial District and removing it from O-1, Office-Institution District.
17. May 8, 2007. City Council postponed the preliminary plat for South Lake Addition, Section 11.
18. May 22, 2007. City Council adopted Ordinance No. O-0506-25 placing a portion of this property in C-1, Local Commercial District and removing it from O-1, Office-Institution District.
19. May 22, 2007. City Council approved the preliminary plat for South Lake Addition, Section 11.

IMPROVEMENT PROGRAM

1. Alleys. City Council at its meeting of May 22, 2007, approved a request to waive alley requirements for the preliminary plat of South Lake Addition, Section 11.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer mains are existing.
5. Sidewalks. Sidewalks will be constructed adjacent to Renaissance Drive and Classen Boulevard.
6. Storm Sewers. Stormwater runoff will be conveyed to the State Highway No. 9 right-of-way through a proposed detention and existing storm sewer system.
7. Streets. Streets are existing.
8. Water Mains. A 12-inch water main will be extended across this property to the south and to the north. It will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
9. Intersection Improvement and New Traffic Signals. The intersection of Classen Boulevard and the State Highway 9 Eastbound Ramps will need to be improved to accommodate the future traffic demand. The intersections of Classen Boulevard with Ann Branden Boulevard, Renaissance Drive and South Lake Boulevard will need new traffic signals. The owner/developer will contribute to their proportional share of the improvements with the platting process.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-ways are dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: Staff recommends approval of the final plat for South Lake Addition, Section 12.

ACTION NEEDED: Approve or disapprove the final plat for South Lake Addition, Section 12.

ACTION TAKEN: _____