



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1415-23

File ID: FP-1415-23

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 15

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 05/22/2015

File Name: Final Plat for Evans Enterprises Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR EVANS ENTERPRISES ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (LOCATED APPROXIMATELY ONE-HALF MILE NORTH OF INDIAN HILLS ROAD ON THE EAST SIDE OF INTERSTATE DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Evans Enterprises Addition; and, if approved, accept the public dedications contained therein, 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 receipt of a traffic impact fee in the amount of \$5,680.30; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 06/09/2015

Agenda Number: 15

Attachments: Location Map, Final Plat, Final Site Plan, Preliminary Plat, Application, Staff Report

Project Manager: Ken Danner, Development Manager

Entered by: rachel.warila@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-1415-23

body

BACKGROUND: This item is a final plat for Evans Enterprises Addition and is generally located approximately ½ mile north of Indian Hills Road on the east side of Interstate Drive. City Council, at its meeting of September 11, 1962, adopted Ordinance No. 1405 placing this property in the I-2, Heavy Industrial District and removing it from A-2, Rural Agricultural District. City Council, at its meeting of February 24, 2015, approved the preliminary plat for Evans Enterprises Addition. The City Development Committee, at its meeting of May 21, 2015 reviewed the site plan and final plat for Evans Enterprises Addition and recommended that the final plat be submitted to City Council for consideration.

This property consists of 14.53 acres of light industrial property located on one (1) proposed lot. Evans is an electric motors and generators sales and service facility that has been in business since 1954 in the Oklahoma

City area. There is an existing oil well located on the property. The oil well facility is currently fenced.

DISCUSSION: Water improvements are the only public improvements required for Evans Enterprises Addition.

The City Development Committee is anticipating the submittal of a Subdivision Bond/Cash Surety from the developer securing the public improvements and the approval of concurrent construction (foundation only) permits. Concurrent construction will allow the developer to construct the public improvements simultaneously with the private foundations of the buildings in order to expedite the development.

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 dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal of a subdivision bond/cash surety or the completion and acceptance of the public improvements and receipt of \$5,680.30 for traffic impact fees for Evans Enterprises Addition.