

PRELIMINARY PLAT

ITEM NO. 6C

PP-1617-3

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for CLASSEN BUSINESS PARK.

**LOCATION:** Generally located west of the intersection of Classen Boulevard and 24<sup>th</sup> Avenue S.E. east of the BNSF railroad right-of-way.

**INFORMATION:**

1. Owner. Cedar Lane, LLC.
2. Developer. Cedar Lane, LLC.
3. Surveyor. SMC Consulting Engineers P.C.

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. December 1, 2016. The Norman Board of Parks Commissioners is scheduled to consider the residential component of the development. Results of that review will be presented separately.
5. December 8, 2016. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation and High Density Residential Designation, and from Future Urban Service Area to Current Service Area.
6. December 8, 2016. The applicant has made a request to place this property in the C-2, General Commercial District, and RM-6, Medium Apartment District and remove it from A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Alleys. Alleys are not proposed for the commercial lots. However adequate circulation has been provided and each of the lots are greater than one (1) acre.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of any final plat.
4. Sanitary Sewers. Sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards. Utilities Department supports the sanitary sewer solution as long as the following conditions are met: that a monthly Lift Station operation, maintenance, and replacement fee will be implemented for Lots 1 through 8, Block 1 of Classsen Business Park which will utilize the existing Post Oak Lift Station for the purpose of pumping wastewater from the newly platted subdivision into the Authority's wastewater system and that said monthly fee be billed to each lot, business, dwelling or apartment in the subdivision served by the lift station through the City of Norman utility billing process. Said provision shall be included in the restrictive covenants covering said subdivision.
5. Sidewalks. Sidewalks will be constructed adjacent to Classsen Boulevard and 24<sup>th</sup> Avenue S.E.
6. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to privately-maintained detention facilities within the property.
7. Streets. Classsen Boulevard is existing. Twenty-fourth Avenue S.E. will be constructed to current City paving standards.
8. Water Mains. A twelve-inch (12") water main will be installed adjacent to Classsen Boulevard and 24<sup>th</sup> Avenue S.E.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat. Additional off-plat easements will be required with the installation of an off-plat sanitary sewer system connecting to the Post Oak Lift Station.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

**STAFF COMMENTS AND RECOMMENDATION:** This property contains 20 acres and seven lots. One lot contains an apartment complex and the remainder six lots will be used for retail/office. Adequate circulation will be provided within the property for emergency and service vehicles. There are currently two active oil wells on the property that have been considered in the design of the development. The developer and oil operator are working on an agreement for future accessibility, fencing and operation of electrical lines and oil lines and other procedures in developing around existing oil well sites. Staff recommends approval of the preliminary plat for Classen Business Park with the stipulation an agreement be reached between the developer and oil operator prior to the submittal of the preliminary plat to City Council.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Classen Business Park to City Council subject to the approvals of R-1617-56 and O-1617-18.

**ACTION TAKEN:** \_\_\_\_\_