

PRELIMINARY PLAT
PP-1617-4

ITEM NO. 8d

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for CLASSEN LANDING ADDITION.

LOCATION: Generally located at the northeast corner of the intersection of Classen Boulevard and Lindsey Street.

INFORMATION:

1. Owners. Aria Development, L.L.C.
2. Developer. Aria Development, L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. April 12, 1955. City Council adopted Ordinance No. 938 annexing this property into the Corporate City Limits and placing this property in the C-2, General Commercial District as defined in Ordinance No. 884.
2. March 9, 2017. The applicant and City of Norman have made a request to close the right-of-way for Oklahoma Avenue between Classen Boulevard and Enid Street.
3. March 9, 2017. The applicant and City of Norman have made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Residential Designation to Commercial Designation for Block 14, Southridge Addition.
4. March 9, 2017. The applicant and City of Norman have made a request to place a portion of this property in the C-2, General Commercial District and remove it from R-1, Single Family District located in Block 14, Southridge Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. There is an existing 30” sanitary sewer interceptor within the property. There is a proposal to relocate a portion of the interceptor main.
4. Sidewalks. A five-foot (5’) width sidewalk will be installed adjacent to Classen Boulevard in the areas where it does not currently exist.
5. Storm Sewers. Storm sewers and appurtenant drainage structures are existing. There is less impervious proposed on the property than was previously there.
6. Streets. Classen Boulevard is existing. A portion of Oklahoma Avenue will be removed. The developer will reconstruct Enid Street.
7. Water Main. There is an existing 12” water main adjacent to Classen Boulevard. A portion of the existing water main will be relocated.
8. Flood Plain. The property contains flood plain. However the owner does not propose any structures or improvements within the flood plain/flood way.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way have been dedicated.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 2.855 acres. The proposed commercial property will consist of one (1) lot. The owners will pursue retail uses. Staff recommends approval of the preliminary plat for Classen Landing Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Classen Landing Addition to City Council subject to approval of O-1617-23, R-1617-69 and O-1617-24.

ACTION TAKEN: _____