

PRELIMINARY PLAT  
PP-1415-4

ITEM NO. 7b

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### **STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for WP OKLAHOMA NURSING ADDITION.

**LOCATION:** Located at 501 East Robinson Street (North side of East Robinson Street and approximately 280' east of Porter Avenue).

**INFORMATION:**

1. Owners. WP Oklahoma Nursing, L.L.C.
2. Developer. WP Oklahoma Nursing, L.L.C.
3. Engineer. CDS Commercial

**HISTORY:**

1. February 23, 1960. City Council adopted Ordinance No. 1205 annexing this property into the City Limits.
2. August 23, 1960. City Council adopted Ordinance No. 1237 placing this property in the R-1, Single Family Dwelling District.
3. July 16, 1962. Planning Commission, on a vote 9-0, recommended to City Council that this property be placed in R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home and removed from R-1, Single Family Dwelling District.
4. August 28, 1962. City Council adopted Ordinance No. 1403 placing this property in R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home and removing it from R-1, Single Family Dwelling District.
5. October 9, 2014. The applicant has made a request to place this property RM-6, Medium Density Apartment District with Special Use for a Convalescent or Nursing Home and removing it from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. There are existing fire hydrants in the area. The buildings will be sprinkled and additional fire hydrants may be required.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. Sidewalks are existing.
5. Storm Sewers. There are no proposed changes in the development.
6. Streets. Robinson Street is existing.
7. Water Mains. There is an existing sixteen-inch (16") water main adjacent to Robinson Street.

**PUBLIC DEDICATIONS:**

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

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

**STAFF COMMENTS AND RECOMMENDATION:** The owner is seeking to rezone the property to meet current zoning requirements. At this time, it is their intentions to remodel the existing facilities and reestablish the use.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for WP Oklahoma Nursing Addition to City Council.

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