

FINAL PLAT

ITEM NO. 5

STAFF REPORT

ITEM: Consideration of a FINAL PLAT FOR MISSION NORMAN ADDITION.

LOCATION: Located at 2525 East Lindsey Street.

INFORMATION:

1. Owner. Mission Norman, Inc.
2. Developer. Mission Norman, Inc.
3. Engineer. JTK Engineering Co.

HISTORY:

1. October 30, 1961. Planning Commission recommended approval of the request to place this property in A-2 zoning classification.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2 zoning classification.
3. March 11, 2010. Planning Commission, on a vote of 9-0, recommended amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential to Medium Density Residential Designation.
4. March 11, 2010. Planning Commission, on a vote of 9-0, recommended placing this property in a Planned Unit Development (PUD) and removing it from A-2 zoning classification.
5. March 11, 2010. Planning Commission, on a vote of 9-0, recommended approval of the preliminary plat for Mission Norman Addition, a Planned Unit Development.
6. May 10, 2010. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential to Medium Density Residential designation.

HISTORY (con't):

7. May 10, 2010. City Council adopted Ordinance No. O-0910-24 placing this property in the Planned Unit Development (PUD) and removing it from A-2 zoning classification.
8. May 10, 2010. City Council approved the preliminary plat for Mission Norman Addition, a Planned Unit Development.
9. September 2, 2010. The Norman Board of Parks Commissioners is scheduled to consider park land for Mission Norman Addition, a Planned Unit Development. Since this property contains a residential component, park land determination is required. Staff is recommending fee in lieu of park land. Results of that review will be presented separately.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. A sanitary sewer main will be extended to serve this property and will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
4. Sidewalks. Sidewalks will be required adjacent to East Lindsey Street.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be utilized.
6. Streets. East Lindsey Street will be constructed as an arterial street to City paving standards and specifications.
7. Water Mains. There is an existing 12-inch (12") water main on the south side of East Lindsey Street. Water lines will be installed internally to serve proposed fire hydrants.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way are dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: The owners have been working with the petroleum pipeline company to reduce its blanket easement to a defined easement. Currently the proposal is a 66-foot wide easement. The owners are negotiating the capability of encroaching part of the easement with pavement. Also, there will be an additional 17-feet on each side of the easement as a no build or building setback. This will not present a problem since the proposed site plan does not show encroachments of the buildings. Staff recommends approval of the final plat for Norman Mission Addition, a Planned Unit Development.

ACTION NEEDED: Approve or reject the final site development plan and final plat for Mission Norman Addition, a Planned Unit Development.

ACTION TAKEN: _____