

## DEVELOPMENT COMMITTEE

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FINAL PLAT

FP-1415-1

DATE:

July 25, 2014

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for ROSE ROCK SCHOOL ADDITION, A PLANNED UNIT DEVELOPMENT.

**LOCATION:** Located at 1515 West Main Street.

**INFORMATION:**

1. Owner. Shanah Ahmadi.
2. Developer. Shanah Ahmadi.
3. Surveyor. Priority Land Surveying, LLC

**HISTORY:**

1. August 14, 1956. City Council adopted Ordinance No. 1005 annexing this property into the City limits and placing this property in the R-1 zoning classification.
2. May 10, 2012. Planning Commission, on a vote of 8-0, recommended denial of Ordinance No. O-1112-36, placing this property in the Planned Unit Development (PUD) and removing it from R-1, Single-Family Residential zoning district.
3. May 10, 2012. Planning Commission, on a vote of 8-0, recommended to City Council denial of the preliminary plat for Rose Rock Addition, a Planned Unit Development.
4. April 9, 2013. City Council postponed Ordinance No. O-1112-36, placing this property in the Planned Unit Development and the preliminary plat for Rose Rock Addition, a Planned Unit Development.
5. April 11, 2013. Planning Commission, on a vote of 8-0 postponed the final plat for Rose Rock Addition, a Planned Unit Development.
6. April 23, 2013. City Council approved Resolution No. R-1314-25 amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Institutional Designation.
7. April 23, 2013. City Council adopted Ordinance No. O-1112-36 placing this property in the Planned Unit Development District and removing it from R-1, Single Family Dwelling District.

8. April 23, 2013. City Council approved the preliminary plat for Rose Rock Addition, a Planned Unit Development.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrant is existing serving the existing structures. However, a fire suppression system is required.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer mains are existing.
4. Sidewalks. Sidewalks are existing adjacent to West Main Street.
5. Storm Sewers. Storm sewer and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately-maintained detention facility will be utilized.
6. Street. West Main Street is existing.
7. Traffic Items. Install, or provide funding for installation by city forces, solar powered flashing school beacons on eastbound and westbound approaches to proposed Rose Rock School. Estimated cost is \$8,000.
8. Water Mains. There is an existing twelve-inch (12") water main adjacent to West Main Street.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way is 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 attached.

**DEVELOPMENT COMMITTEE COMMENTS:**

The applicant has requested the Development Committee review the final plat for Rose Rock Addition, a Planned Unit Development and submit it to City Council for its consideration.

The developer/owner is proposing a private school with the capability for caretakers to live on the property. The proposal is to remodel an existing structure that has been in existence since 1940. The property consists of one lot on 3.72 acres.