

PRELIMINARY PLAT

PP-1718-9

ITEM NO. 7

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for 24<sup>TH</sup> AVENUE CHURCH OF CHRIST ADDITION.

**LOCATION:** Located at 1660 24<sup>th</sup> Avenue S.E. (One-half mile south of East Lindsey Street on the west side of 24<sup>th</sup> Avenue S.E.)

**INFORMATION:**

1. Owner. Norman Church of Christ c/o Jeremy Humphers.
2. Developer. Norman Church of Christ.
3. Engineer. Walter Moore
4. Surveyor. Joseph Farmer

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer main is existing.

**IMPROVEMENT PROGRAM (CONT'D):**

3. Sidewalks. Sidewalk adjacent to 24<sup>th</sup> Avenue S.E. is existing.
4. Storm Sewers. Storm water runoff will be conveyed to proposed privately-maintained detention facility to be located on the western boundary of the property and will discharge to the west. An existing drainage channel located on the southern boundary of the property carrying discharge from the 24<sup>th</sup> Avenue Paving Project will remain.
5. Streets. Twenty-fourth Avenue S.E. street paving is existing.
6. Water Mains. A water main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve a fire hydrant. There is an existing twelve-inch (12") water main adjacent to 24<sup>th</sup> Avenue S.E.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
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, preliminary plat and site plan are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 2.49 acres and one lot. A proposed church building is planned for the lot. There is an existing access point that will be widened to allow better ingress and egress. Staff recommends approval of the preliminary plat for 24<sup>th</sup> Avenue Church of Christ Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for 24<sup>th</sup> Avenue Church of Christ Addition to City Council.

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