



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1617-5

File ID: FP-1617-5

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 13

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 10/17/2016

File Name: Final Plat for Shops at Tecumseh Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR SHOPS AT TECUMSEH ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE WEST TECUMSEH ROAD AND THEDFORD DRIVE)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Shops at Tecumseh Addition; and, if approved, accept the public dedications contained therein, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 11/08/2016

Agenda Number: 13

Attachments: Location map, Staff Report, Final Plat, Site Plan,
Preliminary Plat, Development App

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File FP-1617-5

body

BACKGROUND: This item is a final plat for Shops at Tecumseh Addition and is generally located at the southeast corner of the intersection of Tecumseh Road and Thedford Drive.

City Council, at its meeting of September 22, 1964 adopted Ordinance 1686 placing this property in I-1, Light Industrial District. City Council, at its meeting of November 25, 2014 adopted Ordinance No. O-1415-10 placing a portion of this property in C-2, General Commercial District and removing it from I-1, Light Industrial District. In addition City Council, at its meeting of November 25, 2014, approved the preliminary plat for Shops at Tecumseh Addition.

The City Development Committee, at its meeting of October 25, 2016 reviewed and approved the program of

public improvements, site plan and final plat for Shops at Tecumseh Addition and recommended that the final plat be submitted to City Council for consideration. In addition, the Development Committee accepted Subdivision Bond B-1617-33 and Irrevocable Letter of Credit 312479 securing public improvements and Subdivision Bond B-1617-34 and Check 2162 securing sidewalks. As a result, a "foundation only" permit could be issued prior to public water improvements with fire protection being completed and accepted. A full building permit allowing vertical construction of walls will require the public water improvements and fire protection to be installed and accepted.

This property consists of 8.36 acres. The proposed site improvements will consist of one 2.27 acre commercial lot reduced from three (3) lots for retail and professional offices and one 6.09 acre industrial lot which will consist of mini-storage buildings.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of sidewalks, water improvements with fire hydrants, sanitary sewer and stormwater. This property contains a Water Quality Protection Zone (WQPZ) for a tributary of Little River. An engineered solution has been proposed by the applicant to address the WQPZ. The owners have submitted covenants for the WQPZ.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign Subdivision Bonds B-1617-33 and B-1617-34 and the final plat.