

---

PRELIMINARY PLAT

ITEM NO. 13c

---

**STAFF REPORT**

ITEM: Consideration of a Preliminary Plat for SWITZER'S LOCKER ROOM EXPANSION ADDITION.

LOCATION: Located at 3180 S. Classen Boulevard.

INFORMATION:

1. Owner. Switzer's Locker Room of Norman, LLC
2. Developer. Switzer's Locker Room of Norman, LLC
3. Engineer. ARC Engineering Consultants

HISTORY:

1. October 30, 1961. Planning Commission recommended this property be annexed into the City limits.
2. December 12, 1961. City Council adopted Ordinance No. 1322 annexing this property into the City limits.
3. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
4. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
5. February 9, 2006. Planning Commission recommended amendment of the 2025 Land Use and Transportation Plan for 20.61 acres including this property from Industrial Designation to Commercial Designation and designating this area into a Special Planning Area #9B.
6. May 23, 2006. City Council approved Resolution No. R-0506-140 amending the NORMAN 2025 Land Use and Transportation Plan. However, it did not include this property.

7. November 8, 2012. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan to remove this property from Special Planning Area 9B and from Commercial Designation to Industrial Designation for subject property and for Lot 2 of Guardian Addition No. 2. It has been determined this area was not included in the approval of Resolution No. R-0506-140.
8. November 8, 2012. The applicant has made a request to place this property in I-1, Light Industrial District and remove it from 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. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewer. A sanitary sewer main is existing.
4. Sidewalks. Sidewalks will be constructed adjacent to Classen Boulevard.
5. Storm Sewers. Stormwater and appurtenant drainage structures will be installed in accordance with plans and City drainage standards. Stormwater runoff will be conveyed to the railroad right-of-way subject to BNSF consent and approval.
6. Streets. Paving is existing for Classen Boulevard.
7. Water Mains. There is an existing 8-inch main adjacent to Classen Boulevard. A 12-inch water main will be required adjacent to Classen Boulevard.

#### 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 have been dedicated to the City.

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

**STAFF RECOMMENDATION:** The owner is proposing to expand his existing facility located south of this property. An emergency access drive will be installed with this development in order to provide proper fire protection for the storage facilities. The drive connection to Classen Boulevard is for emergency only and will not be used for the facility. The existing office building located south of this property will be utilized to serve this location. Staff recommends approval of the preliminary plat for Switzer's Locker Room Expansion subject to approval of the rezoning.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Switzer's Locker Room Expansion Addition to City Council.

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