

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1516-2

DATE:  
July 2, 2015

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**ITEM:** Consideration of a final plat for FRANKLIN BUSINESS PARK ADDITION, SECTION 2.

**LOCATION:** Generally located 1,100' south of Franklin Road (realignment) on the west side of Flood Avenue (State Highway No. 77),

**INFORMATION:**

1. Owner. Franklin Business Park L.L.C.
2. Developer. Franklin Business Park L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. May 2, 1972. City Council adopted Ordinance No. O-7172-52 placing a portion of this property in C-2, zoning classification.
2. August 24, 1982. City Council accepted the proposed sewer solution for Pepco Industrial Park Addition.
3. September 9, 1982. Planning Commission, on a vote of 7-2, recommended to City Council that this property be placed in I-1, and removed from A-2 and I-1, zoning classifications.
4. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Pepco Industrial Park Addition.
5. October 5, 1982. Council adopted Ordinance No. O-8283-17 placing this property in I-1, and removing it from A-2 and I-1, zoning classifications.
6. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council the amendment of the NORMAN 2020 Land Use and Transportation Plan from Industrial Designation to Commercial Designation.
7. April 8, 2004. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-2 and I-1 and removed it from I-1 zoning classification.

### **IMPROVEMENT PROGRAM (Con't).**

2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations are approved by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to City acceptance of street improvements.
4. Sanitary Sewers. Sanitary sewers will be constructed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be located and constructed adjacent to the proposed public streets.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. An existing privately-maintained detention system will be utilized.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. An additional paved lane will be added to Flood Avenue (State Highway No. 77)
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards.

### **PUBLIC DEDICATIONS:**

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

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

### **DEVELOPMENT COMMITTEE COMMENTS:**

The engineer for the developer has requested the Development Committee review the site plan and final plat for Franklin Business Park Addition, Section 2 and submit to City Council.

The final plat consists of three (3) commercial lots on 6.195 acres and is consistent with the preliminary plat.

Public improvements consist of street and alley paving, drainage, sidewalks, water lines with fire hydrants and sanitary sewer mains.

A traffic impact fee in the amount of \$2,428.74 will be required to be submitted.