

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1415-14

DATE:
January 30, 2015

STAFF REPORT

ITEM: Consideration of a Final Plat for W.P. OKLAHOMA NURSING ADDITION.

LOCATION: Located at 501 East Robinson Street (North side of East Robinson Street and approximately 280' east of Porter Avenue).

INFORMATION:

1. Owners. WP Oklahoma Nursing, L.L.C.
2. Developer. WP Oklahoma Nursing, L.L.C.
3. Engineer. CDS Commercial

HISTORY:

1. February 23, 1960. City Council adopted Ordinance No. 1205 annexing this property into the City Limits.
2. August 23, 1960. City Council adopted Ordinance No. 1237 placing this property in the R-1, Single Family Dwelling District.
3. July 16, 1962. Planning Commission, on a vote 9-0, recommended to City Council that this property be placed in R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home and removed from R-1, Single Family Dwelling District.
4. August 28, 1962. City Council adopted Ordinance No. 1403 placing this property in R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home and removing it from R-1, Single Family Dwelling District.
5. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District with Special Use for a Convalescent or Nursing Home and removed from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home.
6. October 9, 2014. Planning Commission, on a vote of 9-0, recommended to City Council the preliminary plat for WP Oklahoma Nursing Addition be approved.

HISTORY (CONT'D):

7. November 25, 2014. City Council adopted Ordinance No. O-1415-9 placing this property in RM-6, Medium Apartment District with Special Use for a Convalescent or Nursing Home and removing it from R-2, Two-Family Dwelling District with Permissive Use for a Convalescent or Nursing Home.
8. November 25, 2014. City Council approved the preliminary plat for W.P. Oklahoma Nursing Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection. There are existing fire hydrants in the area. The buildings will be sprinkled and additional fire hydrants may be required.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. Sidewalks are existing.
5. Storm Sewers. There are no proposed changes in the development at this time.
6. Streets. Robinson Street is existing.
7. Water Mains. There is an existing sixteen-inch (16") water main adjacent to Robinson 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 has been previously dedicated.

SUPPLEMENTAL MATERIAL: Copies of a location map, preliminary plat, site plan and final plat are attached.

STAFF COMMENTS AND RECOMMENDATION:

The engineer for the developer has requested the City Development Committee review the final plat for a W.P. Oklahoma Nursing Addition and submit it to City Council for its consideration.

This property consists of 5 acres and one (1) lot. . The existing nursing home facility was constructed in the early 60's when platting was not required for this type of development. As a result of bringing the zoning into conformity, platting was required.

STAFF COMMENTS AND RECOMMENDATION (CONT'D): An issue arose regarding required number of parking spaces under current codes that would not have been required at the time of the structures original construction years ago. The site currently has 73 spaces and the Code requires 80 spaces. The site plan on the proposed Preliminary Plat mirrors the original construction plan that contained 73 spaces. The applicant has made an application to the Board of Adjustment for a Special Exception to the parking requirement. At the November 19, 2014 meeting, the Board of Adjustment, by a vote of 3-0, approved the Special Exception to allow 73 parking spaces, rather than the 80 spaces required with the condition that parking must be brought up to Code standards if the use is expanded or demolished and rebuilt.

The City Development Committee supports the final plat for W.P. Oklahoma Nursing Addition and recommends the final plat be submitted to City Council for its consideration.