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FINAL PLAT  
FP-1213-30

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ITEM NO. 5

**STAFF REPORT**

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

**LOCATION:** Generally located on the west side of Classen Boulevard approximately one quarter mile north of Cedar Lane Road.

**INFORMATION:**

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

**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.

7. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council placing this property in I-1, Light Industrial and removing it from A-2, Rural Agricultural District.
8. November 8, 2012. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the preliminary plat for Switzer's Locker Room Expansion Addition.
9. December 11, 2012. City Council adopted Ordinance No. O-1213-15 placing this property in I-1, Industrial District and removing it from A-2 Rural Agricultural District.
10. December 11, 2012. City Council approved the preliminary plat for Switzer's Locker Room Expansion Addition.

#### **IMPROVEMENT PROGRAM:**

1. Alley. Alley is not required.
2. Fire Hydrants. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
4. Sanitary Sewers. There is no proposed sanitary sewer for the site. An existing office building located to the south of the property will be utilized.
5. Storm Sewers. Storm water will be conveyed to the BNSF railroad right-of-way. A letter from the railroad company has confirmed their approval. The owners will pay a fee of \$9,318.63 in lieu of detention.
6. Streets. Classen Boulevard is existing.
7. Traffic Impact Fee. A traffic impact fee in the amount of \$1,074.78 will be required prior to filing the final plat.
8. Water Mains. A 12" water main will be installed across the frontage of this property replacing an existing 8" water main.

#### **PUBLIC DEDICATIONS:**

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

**STAFF COMMENTS AND RECOMMENDATION:**

It is the intent of the owner to continue the expansion of an existing storage facility that is located to the south of this property. An emergency access with gate will be utilized on the northeast portion of the lot for the Fire Department emergency access. The final plat is consistent with the preliminary plat. Staff recommends approval of the final plat for Switzer's Locker Room Expansion Addition.

**ACTION NEEDED:** Approve or disapprove the final plat for Switzer's Locker Room Expansion Addition.

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