

FINAL PLAT

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a FINAL PLAT for HARVEST CHURCH ADDITION

LOCATION: Generally located on the west side of 36th Avenue N.W. approximately 1,600 feet north of Indian Hills Road.

INFORMATION:

1. Owner. Harvest Church.
2. Developer. Harvest Church.
3. Engineer. Cardinal Engineering Company.

HISTORY:

1. November 17, 1961. City Council adopted Ordinance No. 1324 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. October 10, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Heartland Harvest Church Addition be approved.
5. December 10, 2002. City Council approved the preliminary plat for Heartland Harvest Church Addition.
6. December 10, 2007. The preliminary plat approval for Heartland Harvest Church Addition became null and void.
7. August 9, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that preliminary plat for Harvest Church Addition be approved.
8. October 9, 2012. City Council is scheduled to consider the preliminary plat for Harvest Church Addition. Results of that consideration will be presented separately.

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 Sewers. This development, if needed, will utilize private septic system and will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Currently, the only proposal for the property is a parking lot and recreational areas.
4. Sidewalks. Sidewalks will be constructed adjacent to 36th Avenue N.W.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately-maintained detention facility will be utilized.
6. Streets. Thirty-six Avenue N.W. will be constructed in accordance with approved plans and City paving standards. Thirty-six Avenue N.W. is designated as an urban arterial street.
7. Water Mains. An existing 8-inch (8") water main will need to be relocated. The City has agreed to upgrade the water main to a 12-inch (12") water main and contribute to the difference in size.

PUBLIC DEDICATIONS:

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

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

STAFF RECOMMENDATION: This property is planned to be utilized for parking and recreational facilities. Staff recommends approval of the final plat for Harvest Church Addition.

ACTION NEEDED: Approve or disapprove the final plat for Harvest Church Addition.

ACTION TAKEN: _____