

PRELIMINARY PLAT

ITEM NO. 5b.

PP-1516-16

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**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for LIFE.CHURCH NORMAN ADDITION.

**LOCATION:** Generally located on the south side of Imhoff Road and one-quarter of a mile east of Classen Boulevard (Highway No. 77).

**INFORMATION:**

1. Owner. Life Covenant Church
2. Developer. Life Covenant Church
3. Engineer. Wallace Engineering

**HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Corporate City Limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
4. April 4, 2013. The Norman Board of Parks Commissioners on a vote of 8-0, recommended fee in lieu of park land for Aspen Heights Addition, a Planned Unit Development.
5. April 11, 2013. Planning Commission, on a vote of 4-4, made no recommendation to City Council amending the Norman 2025 Land Use and Transportation Plan from Industrial Designation to Medium Density Residential Designation.
6. April 11, 2013. Planning Commission, on a vote of 4-4, made no recommendation to City Council that this property be placed in Planned Unit Development (PUD) and removed from A-2, Rural Agricultural District.

7. April 11, 2013. Planning Commission, on a vote of 4-4 made no recommendation for the approval of the preliminary plat for Aspen Heights Addition, a Planned Unit Development.
8. May 28, 2013. City Council postponed Resolution No. R-1213-113, Ordinance No. O-1213-41 and the preliminary plat for Aspen Heights Addition, a Planned Unit Development at the request of the applicants.
9. June 11, 2013. City Council rejected the request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Medium Density Residential Designation.
10. June 11, 2013. The request to place this property into the Planned Unit Development and remove it from A-2, Rural Agricultural District (Ordinance No. O-1213-41) was withdrawn by the applicants.
11. June 11, 2013. The request to approve the preliminary plat for Aspen Heights Addition, a planned Unit Development was withdrawn by the applicants.
12. February 11, 2016. The applicant has made a request to amend the NORMAN Land Use and Transportation Plan from Industrial Designation to Institutional Designation.

#### **IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations have been approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer main is existing.
3. Sidewalks. Sidewalks will be constructed adjacent to Imhoff Road.
4. Storm Sewers. Storm water runoff will be conveyed to a proposed privately-maintained detention facility.
5. Streets. Imhoff Road paving is existing.
6. Water Mains. Interior water mains will be installed to serve proposed fire hydrants. There is an existing 12-inch (12") water main adjacent to Imhoff Road and a 24-inch (24") water main adjacent to State Highway No. 9. The interior water lines will connect to the 12-inch (12") water main and 24-inch (24") water main creating a looped system.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Right-of-Way. All required right-of-way will be dedicated to the City on the final plat.

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

**STAFF COMMENTS AND RECOMMENDATION:** The project will consist of a proposed church structure and parking on the southern portion of the property. The only access available to the property will be from Imhoff Road. Staff recommends approval of the preliminary plat for Life Church Norman Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Life.Church Norman Addition to City Council.

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