



# City of Norman, OK

Municipal Building Council  
Chambers  
201 West Gray Street  
Norman, OK 73069

## Text File

File Number: FP-1213-9

Agenda Date: 11/13/2012

Version: 1

Status: Consent Item

In Control:

File Type: Final Plat

Title

CONSIDERATION OF APPROVAL OF A FINAL PLAT FOR HARVEST CHURCH ADDITION, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT SUBJECT TO RECEIPT OF TRAFFIC IMPACT FEES IN THE AMOUNT OF \$2,632.94. (LOCATED ON THE WEST SIDE OF 36TH AVENUE N.W. APPROXIMATELY 1,600 FEET NORTH OF INDIAN HILLS ROAD)

body

**BACKGROUND:** This item is a final plat for Harvest Church Addition and is generally located on the west side of 36th Avenue N.W. approximately 1,600 feet north of Indian Hills Road. City Council, at its meeting of January 23, 1962, adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District. City Council, at its meeting of October 9, 2012, approved the preliminary plat for Harvest Church Addition.

Planning Commission, at its meeting of October 11, 2012, approved the final plat for Harvest Church Addition. The church is proposing that this final plat include one (1) lot consisting of 14.55 acres.

**DISCUSSION:** Construction plans have been reviewed for the required public improvements for this property.

Public improvements for this property consist of the following:

Fire Hydrant. A fire hydrant will be installed. Its location has been approved by the Fire Department.

Streets. The west half of 36th Avenue N.W. will be constructed to City standards as an arterial street improvement.

Sidewalks. A five foot width sidewalk will be constructed adjacent to 36th Avenue N.W.

Water Main. An existing 8-inch (8") water main will need to be relocated. If left in its present location, it would be located underneath the 36th Avenue N.W. street widening improvements. The City has agreed to pay the difference in size to upgrade to a twelve-inch (12") water main.

Private improvements for this property consist of the following:

Any proposed structures in the future will require a private system in accordance with City and State Department of Environmental Quality Standards.

Storm Sewer. A privately maintained detention pond will be located in the northeast portion of the property.

Parkland is not required with churches.

**STAFF RECOMMENDATIONS:** The final plat is consistent with the preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the final plat and filing of the final plat subject to completion of public improvements. The City Development Committee will ensure completion of all required public improvements or bonds and will recommend that the Mayor sign the final plat subject to a receipt of a traffic impact fee in the amount of \$2,632.94.

