

PRELIMINARY PLAT

ITEM NO. 9c

PP-1415-5

---

**STAFF REPORT**

**ITEM:** Consideration of a Preliminary Plat for SHOPS AT TECUMSEH ADDITION.

**LOCATION:** Generally located at the southeast corner of the intersection of West Tecumseh Road and Thedford Drive.

**INFORMATION:**

1. Owners. Sooner Traditions L.L.C.
2. Developer. Sooner Traditions L.L.C.
3. Engineer. SMC Consulting Engineers, P.C.

**HISTORY:**

1. August 23, 1960. City Council adopted Ordinance No. 1245 annexing this property into the City Limits.
2. October 18, 1960. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. November 22, 1960. City Council adopted Ordinance No. 1265 placing this property in A-2, Rural Agricultural District.
4. June 16, 1964. Planning Commission, on a vote of 9-0, recommended to City Council that this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. September 22, 1964. City Council adopted Ordinance No. 1686 placing this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. October 9, 2014. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Industrial Designation to Commercial Designation for a portion of the property.
7. October 9 2014. The applicant has made a request to place a portion of this property in the C-2, General Commercial District and remove it from I-1, Light Industrial District.

### **IMPROVEMENT PROGRAM:**

1. Alleys. The engineer for the developer has made a request to waive alley requirements for the commercial lots. Adequate circulation has been provided for delivery vehicles and sanitation vehicles.
2. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
4. Sanitary Sewers. An offsite sanitary sewer main will be extended from the intersection of Flood Avenue and Tecumseh Drive and installed in accordance with approved plans and City and State Department of Health standards. It will be extended to this property to provide the required sanitary sewer solution to serve all of the proposed lots.
5. Sidewalks. Sidewalks will be installed adjacent to West Tecumseh Road. Sidewalks will be installed adjacent to Thedford Drive with the commercial development.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved final plans and City drainage standards. A privately maintained detention facility will be utilized to serve the proposed lots.
7. Streets. West Tecumseh Road and Thedford Drive are existing.
8. Water Main. There is an existing 24" water main adjacent to West Tecumseh Road. There is an existing 6" water main adjacent to Thedford Drive. There is a proposed looped internal water main that will serve all of the lots and provide water to serve fire hydrants.
9. Water Quality Protection Zone. This property contains WQPZ. An engineering solution has been submitted to address the WQPZ. With final platting, the owners will need to submit covenants for the purpose of protecting the WQPZ.

### **PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City on the final plat. There will be required offsite easements for the proposed offsite sanitary sewer main.
2. Rights-of-Way. Street rights-of-way have been dedicated.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, preliminary plat and letter of request to waive alley requirements are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** This property consists of 8.37 acres. The proposed industrial property consists of 6.05 acres located at the rear of the property and designed as a mini-storage facility. The proposed commercial property fronting Tecumseh Road will consist of three (3) lots on 2.32 acres. The owners will pursue retail and professional offices. The design provides cross access easements for vehicular circulation. Existing drive approaches are being relocated to line up with existing drive approaches located on the north side of Tecumseh Road. Circulation has been provided throughout the lots for service vehicles and sanitation vehicles. As a result, staff can support a request to waive the alley requirements for the commercial lots and recommend approval of the preliminary plat for Shops at Tecumseh Addition.

**ACTION NEEDED:** Recommend approval or disapproval to waive alley requirements for the commercial lots and approval or disapproval of the preliminary plat for Shops at Tecumseh Addition to City Council subject to approval of R-1415-26 and O-1415-10.

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