

PRELIMINARY PLAT
PP-2021-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for **HAMES ADDITION** (a Replat of Lot 1, Block 1, Hames Addition).

LOCATION: Located at 910 North Lahoma.

INFORMATION:

1. Owners. David and Kelly Hames.
2. Developer. David and Kelly Hames.
3. Engineer. J.W. Dansby

HISTORY:

1. February 14, 1984. City Council adopted Ordinance No. 898 annexing and placing this property in R-1, Single-Family Dwelling District.
2. April 13, 1995. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in O-1, Office Institutional District and removed from R-1, Single-Family Dwelling District.
3. April 13, 1995. Planning Commission, on a vote of 8-0, approved the preliminary plat for Lahoma Addition.
4. June 13, 1995. City Council adopted Ordinance No. 0-9495-46 placing a portion of this property in O-1, Office Institutional District and removing it from R-1, Single-Family Dwelling District.
5. June 11, 1998. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2020 Land Use and Transportation Plan from Office Designation to Industrial Designation on a portion of this property.

6. July 28, 1998. City Council adopted Resolution No. R-9798-107 amending Norman 2020 Land Use and Transportation Plan from Office Designation to Industrial Designation on a portion of this property.
7. September 10, 1998. Planning Commission, on a vote of 9-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from O-1, Office Institutional District.
8. September 10, 1998. Planning Commission, on a vote of 9-0, approved the preliminary plat for Thayer Addition.
9. October 8, 1998. Planning Commission, on a vote of 9-0, recommended to City Council that the final plat for Thayer Addition be approved, subject to City Council's adoption of Ordinance No. O-9899-14.
10. October 27, 1998. City Council adopted Ordinance No. O-9899-14 placing a portion of this property in I-1, Light Industrial District and removing it from O-1, Office Institutional District.
11. November 24, 1998. City Council approved the final plat for Thayer Addition.
12. September 10, 2003. The approval of the preliminary plat for Thayer Addition became null and void.
13. January 8, 2009. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Hames Addition be approved.
14. March 31, 2009. City Council approved the preliminary plat for Hames Addition.
15. April 9, 2009. Planning Commission, on a vote of 7-0, approved the final plat for Hames Addition.
16. May 26, 2009. City Council approved the final plat for Hames Addition.
17. August 6, 2009. The final plat for Hames Addition was filed of record with the Cleveland County Clerk.
18. June 10, 2010. Planning Commission, on a vote of 6-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from R-1, Single-Family Residential District.
19. June 10, 2010. Planning Commission, on a vote of 6-0, recommended to City Council approval of the preliminary plat for Hames Addition.

20. August 10, 2010. City Council adopted Ordinance No. ZO-0910-4 placing a portion of this property in I-1, Light Industrial District and removing it from R-1, Single-Family Dwelling District.
21. August 10, 2010. City Council approved the preliminary plat for Hames Addition.
22. August 10, 2013. Approval of the preliminary plat for Hames Addition became null and void.
23. January 9, 2014. Planning Commission, on a vote of 8-0, recommended to City Council the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1 Hames Addition.
24. February 25, 2014. City Council approved the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1, Hames Addition.
25. February 25, 2019. Approval of the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1, Hames Addition became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant is required for this property. Its location has been approved by the Fire Department.
2. Drainage. A privately maintained detention pond will be utilized to control stormwater runoff.
3. Sanitary Sewer. Sanitary sewer mains are existing.
4. Sidewalks. Sidewalks are not required in industrial zoned property unless the street is classified as a principal arterial.
5. Street. Lahoma Avenue is existing.
6. Water. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-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 owner has purchased additional property and desires to combine the property that has been previously platted. The property consists of 1.09 acres. The proposal is to construct two (2) industrial buildings within the large area and on the southern portion construct an office building on one lot. Staff recommends approval of the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1, Hames Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Hames Addition, a Replat of Lot 1, Block 1, Hames Addition to City Council.

ACTION TAKEN _____