



City of Norman, OK

Municipal Building
Council Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1617-11

File ID: FP-1617-11

Type: Final Plat

Status: Consent Item

Version: 1

Reference: Item 14

In Control: City Council

Department: Public Works
Department

Cost:

File Created: 01/23/2017

File Name: Final Plat for Shops at Tecumseh Crossing Addition

Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR SHOPS AT TECUMSEH CROSSING ADDITION AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (GENERALLY LOCATED AT THE SOUTHWEST CORNER OF WEST TECUMSEH ROAD AND 24TH AVENUE N.W.)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Tecumseh Crossing Addition; and, if approved, accept the public dedications contained within the plat, authorize the Mayor to sign the final plat and subdivision and maintenance bonds subject to the City Development Committee's acceptance of all required public improvements, and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 02/14/2017

Agenda Number: 14

Attachments: Location Map, Staff Report, Final Plat, Site Plan, Preliminary Plat, Application

Project Manager: Ken Danner, Subdivision Development Manager

Entered by: rachel.warila@normanok.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File FP-1617-11

Body

BACKGROUND: This item is a final plat for Shops at Tecumseh Crossing Addition and is located at the southwest corner of the intersection of Tecumseh Road and 24th Avenue N.W.

City Council, at its meeting of September 22, 1964 adopted Ordinance 1686 placing this property in I-1, Light Industrial District. City Council, at its meeting of February 23, 2016, adopted Ordinance O-1516-28 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District. In addition City Council, at its meeting of February 23, 2016, approved the preliminary plat for Shops at Tecumseh Crossing Addition.

The City Development Committee, at its meeting of January 26, 2017 reviewed and approved the program of

public improvements, site plan and final plat for Shops at Tecumseh Crossing Addition and recommended that the site plan and final plat be submitted to City Council for consideration. In addition, the Development Committee accepted Subdivision Bond B-1617-57 and Irrevocable Letter of Credit 99569 securing sidewalks and Subdivision Bond B-1617-58 and Irrevocable Letter of Credit 99570 securing sanitary sewer and water improvements. As a result, a "foundation only" permit could be issued prior to public water improvements with fire protection being completed and accepted. A full building permit allowing vertical construction of walls will require the public water improvements and fire protection to be installed and accepted.

This property consists of 1.83 acres. The proposed commercial property will consist of one lot with a restaurant and retail shops.

DISCUSSION: Staff has reviewed the required construction plans for public improvements. Public improvements for this property consist of sidewalks, water improvements with fire hydrants, and sanitary sewer. This property contains a small portion of Water Quality Protection Zone (WQPZ) for a tributary of Little River. An engineered solution has been submitted by the applicant to address the WQPZ. The owners have submitted covenants for the WQPZ.

RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign Subdivision Bond B-1617-57 and Subdivision Bond B-1617-58 and the final plat.