

PRELIMINARY PLAT
PP-1314-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for SOONER LEGENDS ADDITION (A Replat of Dickerson No. 1 Addition).

LOCATION: Generally located on the south side of West Lindsey Street between 24th Avenue S.W. and I-35.

INFORMATION:

1. Owner. Sooner Legends, L.L.C.
2. Developer. Kenneth Kennon
3. Engineer. Anchor Engineering, L.L.C.

HISTORY:

1. July 9, 1963. City Council adopted Ordinance No. 1514 annexing this property into the City of Norman.
2. September 20, 1966. Planning Commission, on a vote of 7-1-0, recommended to City Council that this property be placed in C-2, General Commercial and removed from R-1, Single Family Dwelling District.
3. October 11, 1966. City Council adopted Ordinance No. 1925, placing this property in C-2, General Commercial District and removing it from R-1, Single Family Dwelling District.
4. April 8, 1971. Planning Commission, on a vote of 7-1, approved the preliminary plat.
5. April 8, 1971. Planning Commission, on a vote of 7-1, recommended to City Council that this final plat be disapproved.
6. October 12, 1971. City Council approved the final plat for Dickerson No. 1 Addition.
7. October 14, 1971. Planning Commission, on a vote of 6-0, took no action on the final plat for Dickerson No. 1 Addition.
8. November 15, 1971. The final plat for Dickerson No. 1 Addition was filed of record with the Cleveland County Clerk.

9. September 16, 1982. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in C-2, General Commercial District with Permissive Use for a Night Club and removed from C-2, General Commercial District.
10. October 12, 1982. City Council adopted Ordinance No. O-8283-19 placing this property in C-2, General Commercial District with Permissive Use for a Night Club and removing it from C-2, General Commercial District.

IMPROVEMENT PROGRAM:

1. Alley. An alley (Briggs Street) will be constructed and connected to the existing alley constructed with Dickerson No. 1 Addition. Staff is recommending deferral of the alley improvement based on the fact it would be removed at such time as the West Lindsey Street Bond Project (drainage) commences.
2. Fire Hydrants. Existing fire hydrants are adequate.
3. Sanitary Sewers. Sanitary sewer main is existing.
4. Sidewalks. There is an existing sidewalk adjacent to 24th Avenue S.W.
5. Drainage. A fee in lieu of detention will be utilized due to the location of this property within the drainage basin. Storm water runoff currently goes to the I-35 right-of-way. In the future when the Lindsey Street drainage system is constructed, it will utilize the proposed drainage structure that will be constructed under Briggs Street.
6. Streets. Twenty-fourth Avenue S.W. is existing.
7. Water Mains. 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 required 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 existing facility is not changing. However, with future construction of I-35, a temporary easement has been requested of the owner. This request impacts the parking lot for Sooner Legends. The owner owns a lot east of his facility that fronts Briggs Street. This property is properly zoned, but needs to be incorporated into his existing facility. As a result, the owner is going through a Replat. Staff recommends approval of the preliminary plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Sooner Legends,
a Replat of Dickerson No. 1 Addition.

ACTION TAKEN: _____