



# City of Norman, OK

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

## Master

**File Number: FP-1314-2**

**File ID:** FP-1314-2

**Type:** Final Plat

**Status:** Consent Item

**Version:** 1

**Reference:** Item No. 15

**In Control:** City Council

**Department:**

**Cost:**

**File Created:** 08/27/2013

**File Name:** Final Plat-Christian Brothers

**Final Action:**

**Title:** CONSIDERATION OF A FINAL SITE DEVELOPMENT PLAN AND FINAL PLAT FOR CHRISTIAN BROTHERS AUTOMOTIVE ADDITION, A REPLAT OF PART OF LOT 1 AND ALL OF LOT 2, BLOCK 1, LITTLE RIVER GREEN ADDITION, A PLANNED UNIT DEVELOPMENT. (GENERALLY LOCATED ON THE WEST SIDE OF INTERSTATE DRIVE NORTH OF WEST ROCK CREEK ROAD)

**Notes:** ACTION NEEDED: Motion to approve or reject the final site development plan and final plat for Christian Brothers Addition; and, if approved, accept the public dedications contained therein, 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 receipt of a traffic impact fee in the amount of \$4,042.44 and \$12,187.50 for sidewalk improvements adjacent to Interstate Drive; and direct the filing of the final site development plan and final plat.

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

**Agenda Date:** 09/10/2013

**Agenda Number:** 15

**Attachments:** Location Map.pdf, Final Plat Christian Brothers, Staff Report.pdf, Final Site Dev Plan Christian Brothers, Preliminary Plat Christian Brothers, Dev Comm Application.pdf, Sidewalk Estimate.pdf

**Project Manager:** Ken Danner, Subdivision Manager

**Entered by:** pam.jones@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File FP-1314-2

body

**BACKGROUND:** This item is a final plat and is generally located on the west side of Interstate Drive north of West Rock Creek Road. This property consists of 1.3 acres and two (2) commercial lots consisting of an automotive repair facility on the south lot and retail or support facilities on the north lot.

City Council, at its meeting of May 28, 2013, adopted Ordinance No. O-1213-40, placing this property in C-2, General Commercial District, and removing it from PUD, Planned Unit Development. Also, City Council approved the preliminary plat for Christian Brothers Automotive Addition, a Replat of part of Lot 1 and all of Lot

2, Block 1, Little River Green Addition, a Planned Unit Development. The Development Committee reviewed the final plat and program of improvements and supports the final plat for Christian Brothers Automotive Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development, and it is now submitted for City Council consideration.

**DISCUSSION:** Public improvements consist of an existing twelve inch (12") water line from the south across the frontage of this property and installing fire hydrants within this property for fire protection. Street improvements for Yarbrough Way will be constructed in accordance with City standards. A sidewalk will be constructed adjacent to Yarbrough Way. The developer has agreed to post a cash surety in the amount of \$12,187.50 for the sidewalk adjacent to Interstate Drive.

The owner/developer will submit \$4,042.44 for a traffic impact fee that will contribute to Rock Creek Road and Pendleton Drive intersection prior to the filing of the final plat with the Cleveland County Clerk.

**STAFF 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. Staff further recommends that the Mayor sign the final plat and bonds for Christian Brothers Automotive Addition, a Replat of part of Lot 1 and all of Lot 2, Block 1, Little River Green Addition, a Planned Unit Development, subject to receipt of \$4,042.44 for traffic impact fees and receipt of \$12,187.50 for securing the sidewalk adjacent to Interstate Drive.