

PRELIMINARY PLAT

ITEM NO. 6

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**STAFF REPORT**

**ITEM:** CONSIDERATION OF A PRELIMINARY PLAT FOR HARVEST CHURCH ADDITION.

**LOCATION:** Generally located on the west side of 36<sup>th</sup> Avenue N.W. approximately 1,600 feet north of Indian Hills Road.

**INFORMATION:**

1. Owner. Harvest Church.
2. Developer. Harvest Church.
3. Engineer. Cardinal Engineering Company

**HISTORY:**

1. November 17, 1961. City Council adopted Ordinance No. 1324 annexing this property into the City of Norman.
2. December 19, 1961. Planning Commission recommended that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. October 10, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Heartland Harvest Church Addition be approved.
5. December 10, 2002. City Council approved the preliminary plat for Heartland Harvest Church Addition.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. This development, if needed, will utilize private septic system and will be installed in accordance with City and Oklahoma Department of Environmental Quality standards. Currently, the only proposal for the property is a parking lot and recreational areas.
4. Sidewalks. Sidewalks will be constructed adjacent to 36<sup>th</sup> Avenue N.W.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. A privately-maintained detention facility will be utilized.
6. Streets. Thirty-six Avenue N.W. will be constructed in accordance with approved plans and City paving standards. Thirty-six Avenue N.W. is designated as an urban Arterial street. Staff will determine if deferral will be utilized at the time a final plat is submitted for approval.
7. Water Mains. Water mains are existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City with a final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, site plan, and preliminary plat, are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** As previously stated this property is planned to be utilized for parking and recreational facilities.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Harvest Church Addition to City Council.

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