

PRELIMINARY PLAT
PP-1314-16

ITEM NO. 5c

STAFF REPORT

ITEM: Consideration of a Preliminary Plat for ST. JAMES CENTRE ADDITION (Formerly known as South Lake Industrial Park Addition).

LOCATION: Located at the southeast corner of the intersection of Classen Boulevard and Cedar Lane Road.

INFORMATION:

1. Owners. Heritage Fine Homes Investments, L.L.C./W.P. Land, L.L.C.
2. Developer. W.P. Land, L.L.C.
3. Engineer. SMC Consulting Engineers P.C.

HISTORY:

1. June 20, 1967. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in I-1, Light Industrial District and removed from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
2. September 12, 1967. City Council adopted Ordinance No. 1986 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District and R-1, Single Family Dwelling District.
3. February 6, 1968. 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 A-2, Rural Agricultural District.
4. February 27, 1968. City Council adopted Ordinance No. 2033 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 14, 1984. Planning Commission approved the preliminary plat for South Lake Industrial Park Addition.
6. December 14, 1989. The preliminary plat for South Lake Industrial Park Addition became null and void.

7. May 8, 2014. The Planning Commission, on a vote of 6-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
8. May 8, 2014. Planning Commission, on a vote of 6-0, postponed a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District at the request of the attorney for the applicant.
9. May 8, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Centre Addition, at the request of the attorney for the applicant.
10. June 12, 2014. The attorney for the applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
11. June 12, 2014. The attorney for the applicant has made a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District.

IMPROVEMENT PROGRAM:

1. Alleys. The attorney for the applicants has made a request to waive alley requirements for Lot 3, Block 1. Although less than an acre, the site plan demonstrates that the lot has adequate circulation for customers, service and delivery vehicles. Staff recommends approval of the alley waiver request.
2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations will be reviewed by the Norman Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewers. Sanitary sewer improvements will be constructed in accordance with approved plans and City and State Department of Environmental Quality standards. Lots 1 through 5 will utilize an existing sanitary sewer system located in the northwest corner of the property. Lot 6 might utilize the Post Oak lift station unless it can gravity flow to the north in the St. James Park development. If it goes to the Post Oak lift station the developer will participate in the payback at such time as the final plat is submitted and prior to its recording at the Cleveland County Court House.

IMPROVEMENT PROGRAM, (Con't):

5. Sidewalks. Sidewalks will be constructed adjacent to a portion of 24th Avenue S.E. and Cedar Lane Road as part of the Cedar Lane Road Paving Project. The developer will construct sidewalks adjacent to that portion of 24th Avenue S.E. that is not included in the project. The developer will construct sidewalks adjacent to Classen Boulevard. As part of the Cedar Lane Paving Project, sidewalks will be constructed adjacent to Cedar Lane Road.
6. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. The internal storm sewers will be privately maintained. Privately maintained detention facilities will be constructed for the conveyance of storm water.
7. Streets. Streets will be constructed in accordance with approved plans and City paving standards. Classen Boulevard is existing. Cedar Lane Road is a paving project that has been let for construction. A portion of 24th Avenue S.E. is included with the Cedar Lane Road Paving Project. The remainder of 24th Avenue S.E. will be constructed half width as an urban principal arterial street by the developer.
8. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There are existing twelve-inch (12") water mains adjacent to Cedar Lane Road and 24th Avenue S.E. The developer will install a twelve-inch (12") water main adjacent to Classen Boulevard. Interior water lines will be installed and looped to provide fire protection for Lot 5, Block 1.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on a final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on a final plat. The owners have donated needed right-of-way relating to the Cedar Lane Road Paving Project for Cedar Lane Road and a portion of 24th Avenue S.E.

SUPPLEMENTAL MATERIAL: Copies of a location map, site plan, preliminary plat and letter of request to waive alley requirements for Lot 3, Block 1 are included in the Agenda Book.

STAFF COMMENTS AND RECOMMENDATION: This property consists of thirty-two (32) acres with 6 proposed commercial lots. Cedar Lane Road is a major paving and drainage project that has been awarded for construction. There will be traffic impact fees associated with a major signalization project along Classen Boulevard and specifically Cedar Lane Road. Fees will be paid at the time of final platting. It is anticipated that the properties will be developed in phases. Staff recommends approval of the request to waive alley requirements for Lot 3, Block 1 and approval of the preliminary plat for St. James Centre Addition subject to approval of Resolution No. R-1314-123 and Ordinance No. O-1314-50.

P.C. AGENDA 6-12-14

PRELIMINARY PLAT FOR ST. JAMES CENTRE ADDITION, (Formerly known as South Lake Industrial Park Addition)

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for St. James Centre Addition with waiver of the alley requirements for Lot 3, Block 1 to the City Council.

ACTION TAKEN: _____