

PRELIMINARY PLAT

ITEM NO. 13c

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**STAFF REPORT**

ITEM: Consideration of a Preliminary Plat for SANTA ROSA ADDITION, a PLANNED UNIT DEVELOPMENT (formerly known as OSOI Addition).

LOCATION: Located at the southwest corner of the intersection of Tecumseh Road and 36<sup>th</sup> Avenue NW

INFORMATION:

1. Owners. OSOI Tecumseh Development, LLC
2. Developer. OSOI Tecumseh Development, LLC
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. August 11, 1983. Planning Commission, on a vote of 4-3, made no recommendation to City Council that this property be placed in C-1, and removed from A-2 zoning classification.
2. November 15, 1983. City Council adopted Ordinance No. O-8384-18 placing this property in the C-1 and removing it from A-2 zoning classification.
3. November 12, 1998. Planning Commission, on a vote of 8-0, recommended to City Council that a portion of this property be placed in C-1 with Special Use for an Automobile Service Station and removed from C-1 zoning classification.
4. November 12, 1998. Planning Commission, on a vote of 8-0, approved the preliminary plat for Carol's LLC Addition.
5. December 22, 1998. City Council adopted Ordinance No. O-9899-9 placing a portion of this property in C-1 with Special Use for an Automobile Service Station and removing it from C-1 zoning classification.

6. December 13, 2001. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Bet Land Trust Addition be approved.
7. May 14, 2002. City Council approved the preliminary plat for Bet Land Trust Addition with alley waiver.
8. May 14, 2005. The approval of the preliminary plat became null and void.
9. February 12, 2009. Planning Commission, on a vote of 7-0-1 recommended to City Council that the preliminary plat for OSOI Addition be approved.
10. April 14, 2009. City Council approved the preliminary plat for OSOI Addition.
11. April 14, 2012. Approvals of the preliminary plat for OSOI Addition became null and void.
12. September 6, 2012. The Norman Board of Parks Commissioners, on a vote of 7-0 recommended park land dedication.
13. September 13, 2012. Planning Commission, on a vote of 7-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for a portion of the property. Postponement was at the request of the applicant.
14. September 13, 2012. Planning Commission, on a vote of 7-0, postponed a request to place a portion of this property in a Planned Unit Development and remove it from C-1, Local Commercial District. Postponement was at the request of the applicant.
15. September 13, 2012. Planning Commission, on a vote of 7-0, postponed the preliminary plat for Santa Rosa Addition. Postponement was at the request of the applicant.
16. October 11, 2012. The applicant has made a request to amend the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation to Medium Density Residential Designation for a portion of this property.
17. October 11, 2012. The applicant has made a request to place a portion of this property in a Planned Unit Development and remove it from C-1, Local Commercial District.

#### IMPROVEMENT PROGRAM:

1. Alleys. The engineer for the owner has made a request to waive alley requirements for commercial lot.

2. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
3. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
4. Sanitary Sewer. Sanitary sewer mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards.
5. Sidewalks. Sidewalks will be installed adjacent to 36<sup>th</sup> Avenue NW and Tecumseh Road in accordance with approved plans and City standards.
6. Storm Sewers. Privately-maintained detention facilities will be utilized for storm water runoff. Covenants for maintenance procedures and cross access will be required with final platting.
7. Streets. West Tecumseh Road and 36<sup>th</sup> Avenue NW have been constructed in accordance with City paving standards.
8. Water Mains. There are existing water mains adjacent to 36<sup>th</sup> Avenue NW and West Tecumseh Road. An internal water main will be installed to serve proposed fire hydrants for fire protection.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Existing street rights-of-way are adequate.

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

STAFF COMMENTS AND RECOMMENDATION: As a result of the Norman Board of Parks Commissioners recommending park land, the applicant has submitted a proposal for park land to be located in the northwest corner of the ownership. The detention pond will be spanned with concrete and soil and sod will be installed over the concrete. This will be contiguous with the existing Cascade park land. Prior to filing any final plats, recoupment fees may be required for the Westside Sanitary Solution Project, Tecumseh Road Paving Project and 36<sup>th</sup> Avenue NW Paving Project. Staff recommends approval of the request to waive the alley requirements and approval of the preliminary plat for Santa Rosa Addition subject to approvals of R-1213-36 and O-1213-11.

ACTION NEEDED: Recommend approval or disapproval of the request to waive the alley requirements and approval or disapproval of the preliminary plat for Santa Rosa Addition, a Planned Unit Development, to City Council.

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