



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray
Norman, OK 73069

Master

File Number: FP-1314-7

File ID: FP-1314-7	Type: Final Plat	Status: Consent Item
Version: 1	Reference: Item No. 11	In Control: City Council
Department: Public Works Department	Cost:	File Created: 02/24/2014
File Name: Final plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition and acceptance of public dedications contained therein.		Final Action:

Title: CONSIDERATION OF A FINAL PLAT FOR SOONER LEGENDS ADDITION, A REPLAT OF DICKERSON NO. 1 ADDITION, ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN, AND DEFERRAL OF ALLEY PAVING IMPROVEMENTS. (GENERALLY LOCATED ON THE SOUTH SIDE OF WEST LINDSEY STREET BETWEEN 24TH AVENUE S.W. AND I-35)

Notes: ACTION NEEDED: Motion to approve or reject the final plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition, and deferral of alley paving improvements; 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 \$8,692.80 within ten days for deferral of alley paving improvements; and direct the filing of the final plat.

ACTION TAKEN: _____

Agenda Date: 03/11/2014

Agenda Number: 11

Attachments: Application for Sooner Legends Addition, Location Map, Staff Report, Final Plat, Site Plan, Preliminary Plat, Staff Recommendations, Cost Estimate

Project Manager: Ken Danner, Subdivision Manager

Entered by: mallory.scott@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-1314-7

Body

BACKGROUND: This item is a final plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition and is generally located on the south side of West Lindsey Street between 24th Avenue S.W. and Interstate 35. This property consists of 5.03 acres and one commercial lot. Additional property has been added for the purpose of a parking lot.

City Council, at its meeting of October 11, 1966, adopted Ordinance 1925, placing this property in C-2, General

Commercial District. The final plat for Dickerson No. 1 Addition was filed of record with the Cleveland County Clerk on November 15, 1971. City Council at its meeting of October 12, 1982, adopted Ordinance No. O-8283-19, placing a portion of this property in C-2, General Commercial District with Permissive Use for a Night Club and removing it from C-2, General Commercial District. City Council, at its meeting of October 22, 2013, approved the preliminary plat for Sooner Legends Addition, a Replat of Dickerson No. 1 Addition.

The existing hotel/conference center facility is not changing. However, with future construction related to Interstate 35, a temporary easement has been requested from the owner of this property by the Oklahoma Department of Transportation. The proposed temporary easement impacts the parking lot for Sooner Legends. The owner owns property east of his facility that fronts Briggs Street. The owner is proposing to construct a new, paved parking lot with 23 permanent parking spaces. Existing mature trees on this parcel will be retained. This property is properly zoned for a commercial parking lot, but needs to be incorporated into the existing facility as one contiguous commercial lot. As a result, the owner has chosen to replat his entire property.

The Norman Development Committee reviewed the final plat and program of public improvements on February 26, 2014, and recommends the final plat be submitted for City Council consideration.

DISCUSSION: Alley paving is the only public improvement for this addition. The portion of Briggs Street adjacent to this parcel is classified as an alley. The twenty-foot (20') width alley paving for a length of sixty-six-feet (66') will be required to be constructed to City Standards. Section 19-602 B 1.2. (a)(b)(c) and (d) of the City Code establishes a method of deferring public paving improvements under the following situation: (a) where incompatible grades exist; (b) where there are inadequate or a lack of connecting facilities; (c) where construction of the improvement would not immediately function for its intended use; or (d) where such improvement would be replaced by a planned future project. The developer is required to post a certificate of deposit or cash with the City in a special account to be used with a future paving project or at such time as development occurs adjacent to the property.

As part of the West Lindsey Street Paving and Drainage Project, a major drainage structure will be installed in the Briggs right-of-way. As a result, if the alley paving was constructed it would be removed with this future project. Staff recommends deferral of the alley paving improvements.

STAFF RECOMMENDATION: The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the deferral of alley paving improvements and the final plat and acceptance of the public dedication contained therein and authorize the Mayor to sign the final plat subject to receipt of \$8,692.80 for deferral of alley paving improvements.