

# DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1718-17

DATE:  
February 6, 2018

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## STAFF REPORT

**ITEM:** Consideration of a Final Plat of a REPLAT OF PART OF LOT 1, BLOCK 3, NORMAN INDUSTRIAL TRACT PHASE 2.

**LOCATION:** Located at 1000 West Rock Creek Road.

### **INFORMATION:**

1. Owner. Coxcom, Inc..
2. Developer. Coxcom, Inc..
3. Engineer. Johnson and Associates

### **HISTORY:**

1. March 8, 1960. City Council adopted Ordinance No. 1212 annexing and placing this property in the I-2, Light Industrial District.
2. May 24, 1961. Planning Commission, on a vote of 8-0, approved the preliminary plat for Norman Industrial Tract Addition.
3. November 21, 1961. Planning Commission, on a vote of 6-0, approved the final plat for Norman Industrial Tract Addition.
4. November 28, 1961. City Council approved the final plat for Norman Industrial Tract Addition
5. November 19, 1962. The final plat for Norman Industrial Tract Addition was filed of record with the Cleveland County Clerk.
6. December 14, 2017. Planning Commission, on a vote of 9-0, recommended to City Council the approval of the preliminary plat of a Replat of a Part of Lot 1, Block 3, Norman Industrial Tract Phase 2.
7. January 23, 2018. City Council approved the preliminary plat of a Replat of a Part of Lot 1, Block 3, Norman Industrial Tract Phase 2.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks will be constructed adjacent to Rock Creek Road.
4. Storm Sewers. Currently there are no changes for the existing property.
5. Streets. Rock Creek Road is an existing city street. However, when Rock Creek Road was constructed as an Industrial Road Improvement Project by the Oklahoma Department of Transportation in 1979, the width of Rock Creek Road did not meet then and does not currently meet City public street standards for roadway width. There is a pending City Traffic Safety Improvement Project to widen Rock Creek Road from the BNSF railroad to approximately 300' west of Stubbeman Avenue and to install two new traffic signal systems, anticipated to be constructed in 2019. Therefore, Staff is recommending the owners pay \$8,857.20 in traffic impact fees for their portion of upcoming traffic safety improvements for Rock Creek Road.
6. Water Mains. Water mains are existing.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Street rights-of-way have been previously dedicated to the City.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, site plan and final plat are attached.

**DEVELOPMENT COMMITTEE COMMENTS AND RECOMMENDATION:**

The engineer for the owner has requested the Development Committee review and approve the site plan and final plat of a Replat of a Part of Lot 1, Block 3, Norman Industrial Tract Phase 2 and submit it to City Council for consideration.

This property consists of 6.69 acres of I-1, Light Industrial property located on one (1) lot. The lot is currently developed and at this time there are no proposed new structures or parking.