
REVISED PRELIMINARY PLAT
PP-1415-24

ITEM NO. 6

STAFF REPORT

ITEM: Consideration of a revised preliminary plat for ABSENTEE SHAWNEE HEALTH CENTER ADDITION.

LOCATION: Generally located 205-feet east and north of the intersection of 156th Avenue NE/American Legion Road and Little Axe Drive.

INFORMATION:

1. Owner. Absentee Shawnee Tribe of Oklahoma
2. Developer. Absentee Shawnee Tribe of Oklahoma
3. Engineer. Cardinal Engineering, Inc.

HISTORY:

1. October 30, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in A-2, Rural Agricultural District.
3. December 15, 1964. Planning Commission recommended to City Council that a portion of this property be placed in RE, Residential Estates and removed from A-2 zoning classification.
4. January 12, 1965. City Council adopted Ordinance No. 1737 placing a portion of this property in RE, Residential Estates and removing it from A-2 zoning classification.
5. May 11, 1965. City Council adopted Ordinance No. 1776 placing a portion of this property in C-2, Commercial and removing it from A-2, Rural Agricultural zoning classification.
6. February 22, 1966. City Council adopted Ordinance No. 1862 placing a portion of this property in the TC, Tourist Commercial with a condition of a 185-foot building set back line from Robinson Street/Little Axe Drive and removing it from C-2, General Commercial zoning classification.

HISTORY (Con't).

7. October 9, 2008. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Absentee Shawnee Health Center Addition, a Planned Unit Development, be approved.
8. December 9, 2008. City Council approved the preliminary plat for Absentee Shawnee Health Center Addition, a Planned Unit Development.
9. September 13, 2012. Planning Commission, on a vote of 7-0, recommended to City Council amending a 185-foot setback requirement established with Ordinance No. 1862.
10. September 13, 2012. Planning Commission, on a vote of 7-0, recommended to City Council that the revised preliminary plat for Absentee Shawnee Health Center Addition be approved.
11. October 23, 2012. City Council amended a 185-foot setback requirement established in Ordinance No. 1862 to a 50-foot setback requirement consistent with the TC, Tourist Commercial setback requirements.
12. October 23, 2012. City Council approved the revised preliminary plat for Absentee Shawnee Health Center Addition.

IMPROVEMENT PROGRAM:

1. Fire Protection and Water Mains. Domestic and Fire Suppression service have been installed by utilizing on-site private water wells. Water supply will utilize storage facilities to serve for water pressure and fire protection.
2. Sanitary Sewers. A privately-maintained sanitary sewer system is existing.
3. Drainage. Drainage is existing. A fee in lieu of detention was utilized for a portion of the property. That fee has been paid. An existing detention pond serves a portion of the property.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: This request is a portion of the overall preliminary plat; however, this is the only area that a proposal is being made within the property. The owners were unable to place the proposed maintenance building within the existing Lot I; Block 1 Absentee Shawnee Health Center platted lot. Access will utilize the existing Health Center facility. This lot was not previously shown on the approved preliminary plat. Staff recommends approval of the revised preliminary plat for Absentee Shawnee Health Center Addition.

ACTION NEEDED: Recommend approval or disapproval of the revised preliminary plat for Absentee Shawnee Health Center Addition.

ACTION TAKEN: _____