

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1617-16

DATE:  
July 7, 2017

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for NORMAN PUBLIC LIBRARY CENTRAL ADDITION.

**LOCATION:** Located at the northwest corner of Acres Street and James Garner Avenue.

### **INFORMATION:**

1. Owners. City of Norman.
2. Developer. City of Norman.
3. Engineer. Cedar Creek Inc.

### **HISTORY:**

1. July 13, 1954. City Council adopted Ordinance No. 884 placing this property in I-1, Light Industrial District and R-3, Multi-Family Dwelling District.
2. March 9, 2017. Planning Commission, on a vote of 7-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Institutional Designation.
3. March 9, 2017. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed C-3, Intensive Commercial District and removed from I-1, Light Industrial District and R-3, Multi-Family Dwelling District.
4. March 9, 2017. Planning Commission, on a vote of 7-0, recommended to the City Council that the preliminary plat for Norman Public Library Central Addition be approved.
5. April 25, 2017. City Council amended the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Institutional Designation.
6. April 25, 2017. City Council adopted Ordinance No. O-1617-33 placing this property in the C-3, Intensive Commercial District and removing it from I-1, Light Industrial District and R-3, Multi-Family Dwelling District.

7. April 25, 2017. City Council approved the preliminary plat for Norman Public Library Central Addition.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with City standards. Their locations have been reviewed by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.
3. Sanitary Sewers. Sanitary sewer is existing.
4. Sidewalks. A sidewalk will be constructed adjacent to Acres Street. A portion of Legacy Trail sidewalk will be relocated with a capital project funded by Norman Forward.
5. Storm Sewers. Storm water will be conveyed to a proposed underground detention facility.
6. Streets. James Garner Avenue and Acres Street will be reconstructed as part of a capital project funded by Norman Forward.
7. Water Main. There is a proposed 24” water main adjacent to James Garner Avenue replacing a 16” water main. There is a proposed 8” water main adjacent to Acres Street replacing a 6” water main. These improvements are part of a capital project. An internal 8” water main will be installed as part of the library project

**PUBLIC DEDICATIONS:**

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

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

**DEVELOPMENT COMMITTEE COMMENTS:** The project manager has requested the Development Committee review the program of public improvements, site plan and final plat for Norman Public Library Central Addition and submit it to City Council for consideration.

This property consists of one (1) lot on 7.33 acres. This is the location of the new central public library.

The final plat is consistent with the preliminary plat