

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-1920-1

DATE:
September 4, 2019

ITEM: Consideration of a Final Plat for 24TH AVENUE CHURCH OF CHRIST ADDITION.

LOCATION: Located at 1660 24th Avenue S.E. (One-half mile south of East Lindsey Street on the west side of 24th Avenue S.E.).

INFORMATION:

1. Owner. Norman Church of Christ c/o Jeremy Humphers.
2. Developer. Norman Church of Christ.
3. Engineer. Walter Moore
4. Surveyor. Joseph Farmer

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 annexing this property into the City of Norman Corporate limits.
2. October 30, 1961. Planning Commission recommended to City Council that this property be placed in the A-2, Rural Agricultural District.
3. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
4. March 8, 2018. Planning Commission, on a vote of 8-0 recommended to City Council that the preliminary plat for 24th Avenue Church of Christ Addition be approved.
5. April 24, 2018. City Council approved the preliminary plat for 24th Avenue Church of Christ Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrant. A fire hydrant will be installed in accordance with approved plans and City Standards. Its location has been approved by the Fire Department.
2. Sanitary Sewers. A sanitary sewer main is existing.

3. Sidewalks. Sidewalk adjacent to 24th Avenue S.E. is existing
2. Storm Sewers. Storm water runoff will be conveyed to proposed privately-maintained detention facility to be located on the western boundary of the property and will discharge to the west. An existing drainage channel located on the southern boundary of the property carrying discharge from the 24th Avenue Paving Project will remain.
4. Streets. Twenty-fourth Avenue S.E. street paving is existing.
5. Water Mains. A water main will be installed in accordance with approved plans and City and State Department of Environmental Quality standards to serve a fire hydrant. There is an existing twelve-inch (12") water main adjacent to 24th Avenue S.E.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat.
2. Right-of-Way. All required right-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 included as attachments.

DEVELOPMENT COMMITTEE COMMENTS:

The engineer for the developer has requested the Development Committee review the program of improvements, site plan and final plat for 24th Avenue Church of Christ Addition and submit it to City Council for consideration.

This property consists of 2.49 acres and one lot. A proposed church building is planned for the lot. There is an existing access point that will be widened to allow better ingress and egress.

The final plat is consistent with the approved preliminary plat.