

SHORT FORM PLAT
SFP-1415-1

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of a Short Form Plat No. SFP-1415-1, Part of LOT 2, BLOCK 2, PEPCO INDUSTRIAL PARK, PHASE I.

LOCATION: Located at 4100 28th Avenue N.W.

INFORMATION:

1. Owners. Eric Fleske
2. Developer. Eric Fleske
3. Engineer. SMC Consulting Engineers, P.C.

HISTORY:

1. September 9, 1982. Planning Commission, on a vote of 7-2, recommended to the City Council that this property be placed in I-1, and removed from A-2 and I-1, zoning classification.
2. September 9, 1982. Planning Commission, on a vote of 9-0, approved the preliminary plat for Pepco Industrial Park Addition, Phase I.
3. October 5, 1982. Council adopted Ordinance No. O-8283-17 placing this property in I-1, and removing it from A-2 and I-1, zoning classification.
4. December 9, 1982. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Pepco Industrial Park Addition, Phase I, be approved.
5. January 25, 1983. City Council approved the final plat for Pepco Industrial Park Addition, Phase I.
6. November 29, 1983. City Council accepted public improvements for Pepco Industrial Park Addition, Phase I.
7. December 1, 1983. The final plat for Pepco Industrial Park Addition, Phase I, was filed of record with the Cleveland County Clerk.

8. June 9, 1988. Planning Commission, on a vote of 9-0, recommended to City Council that the final plat of a Replat for Lot 2, Block 2, Pepco Industrial Park Addition, Phase I, be approved.
9. September 13, 1988. City Council approved the final plat of a Replat for Lot 2, Block 2, Pepco Industrial Park Addition, Phase I.
10. September 13, 1989. Approval of the final plat of a Replat for Lot 2, Block 2, Pepco Industrial Park Addition, Phase I became null and void.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. There is a proposed internal fire hydrant within the property. The owner/developer will submit a subdivision bond/cash surety to secure the improvements.
2. Sanitary Sewers. A sanitary sewer main will be extended from the north to serve the proposed lot. The owner/developer will submit a subdivision bond/cash surety to secure the improvements. There is an existing sewer serving the University of Oklahoma lot.
3. Drainage. Drainage is existing.
4. Sidewalks. Sidewalks are not required within industrial zoned properties.
5. Streets. Streets are existing.
6. Water Mains. Water mains are existing.

PUBLIC DEDICATIONS:

1. Easements. Easements were dedicated with the filed final plat.
2. Rights-of-Way. All street rights-of-way were dedicated with the filed final plat.

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

STAFF COMMENTS AND RECOMMENDATION. The new owners bought what is being short form platted as Lot 2A, Block 2. Staff discovered the lot has not been replatted. In 1988 the University of Oklahoma and F.D.I.C. teamed together to go through the platting process for subdividing Lot 2, Block 2. City Council approved the Replat in 1988. However, the platting was not accomplished based on the fact neither entity would pay to have the public improvements installed. What has made this more complicated, it has been determined the University of Oklahoma does not have to go through the platting process. As a result, it has been determined to utilize the short

form plat process to expedite the owner's needs who was in the process of applying for a building permit. Although all improvements are not in place the owner/developer is willing to secure the public improvements with a cash surety. Short Form Plat No. SFP-1415-1 will not be filed of record until the subdivision bond/cash surety is submitted securing the water and sanitary sewer improvements.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SFP-1415-1 Part of Lot 2, Block 2, Pepco Industrial Park Addition, Phase I and direct the filing thereof with the Cleveland County Clerk subject to the submittals of subdivision bond/cash surety securing sanitary sewer and water improvements.

ACTION TAKEN: _____