

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2021-12

DATE:
March 18, 2021

STAFF REPORT

ITEM: Consideration of a final plat for NORMAN CAR-MART ADDITION.

LOCATION: Generally located on the west side of North Interstate Drive approximately ½ mile north of West Main Street (512 North Interstate Drive).

INFORMATION:

1. Owners. Wiregrass Development, L.L.C.
2. Developer. Wiregrass Development, L.L.C.
3. Engineer. Blew & Associates, P.A.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City Limits without zoning.
2. December 19, 1961. Planning Commission recommended to City Council that this property be placed in A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in the A-2, Rural Agricultural District.
4. May 14, 1970. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in RM-6, Medium Density Apartment District and removed from A-2, Rural Agricultural District.
5. June 2, 1970. City Council adopted Ordinance No. 2274 placing this property in RM-6, Medium Density Apartment District and removing it from A-2, Rural Agricultural District.
6. November 13, 2003. Planning Commission, on a vote of 8-0, recommended to City Council amending the NORMAN 2020 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation.
7. November 13, 2003. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from RM-6, Medium Density Apartment District.

8. November 13, 2003. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Temple Addition be approved.
9. December 11, 2003. Planning Commission, on a vote of 7-0, recommended to City Council that the final plat for Temple Addition be approved.
10. December 16, 2003. City Council amended the NORMAN 2020 Land Use and Transportation Plan from High Density Residential Designation to Commercial Designation.
11. December 16, 2003. City Council adopted Ordinance No. O-0304-33 placing this property in C-2, General Commercial District and removing it from RM-6, Medium Density Apartment District.
12. December 16, 2003. City Council approved the preliminary plat for Temple Addition.
13. February 10, 2004. City Council approved the final plat for Temple Addition.
14. December 11, 2005. Approvals of the final plat for Temple Addition became null and void.
15. July 13, 2006. Planning Commission, on a vote of 6-0, recommended that the final plat for Temple Addition be approved.
16. August 8, 2006. City Council approved the final plat for Temple Addition.
17. December 16, 2008. Approvals of the preliminary plat and final plat became null and void.
18. October 8, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that a Site Plan Amendment to the Site Plan adopted with Ordinance No. O-0304-33 be approved
19. October 8, 2020. Planning Commission, on a vote of 8-0, recommended to City Council that the preliminary plat for Car-Mart Addition be approved.
20. December 8, 2020. City Council adopted Ordinance No. O-2021-8 amended the site plan adopted with Ordinance No. O-0304-33.
21. December 8, 2020. City Council approved the preliminary plat for Car-Mart Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. A fire hydrant is existing.
2. Permanent Markers. Permanent markers will be installed prior to the filing of the final plat.

3. Sanitary Sewers. Sanitary sewer is existing.
1. Sidewalks. A sidewalk will be installed adjacent to North Interstate Drive (west) in accordance with approved plans and City sidewalk standards.
2. Storm Sewers. Storm water runoff will be conveyed to proposed detention facility within the property.
3. Streets. North Interstate Drive (west) is existing.
4. Water Mains. There is an existing 12" water main adjacent to North Interstate Drive. Also, there is a 6" water main located north of this property running east and west. The Norman Utilities Authority has a project to replace both water mains with 12" mains.

PUBLIC DEDICATIONS:

1. Easements. All required easements are dedicated to the City on the final plat. A private cross access agreement will be filed of record for the proposed drive approach located south of this property.
2. Rights-of-Way. Street right-of-way is existing.

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

STAFF COMMENTS AND RECOMMENDATION: The engineer for the developer has requested the Norman Development Committee review and approve the program of public improvements, site plan and final plat for Norman Car-Mart Addition and submit them to City Council for consideration.

This property consists of 1.07 acres and one (1) commercial lot. The proposed commercial lot will be a used car facility.