

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-2021-14

DATE:  
April 8, 2021

### STAFF REPORT

**ITEM:** Consideration of a Final Plat of a **REPLAT FOR LEGACY BUSINESS PARK ADDITION, SECTION 1, BLOCK 2.**

**LOCATION:** Generally located 560' east of 36<sup>th</sup> Avenue N.W. on the north side of West Rock Creek Road.

### **INFORMATION:**

1. Owners. Legacy Business Park, L.L.C.
2. Developer. Legacy Business Park, L.L.C.
3. Engineer. Smith Roberts Baldischwiler, L.L.C..

### **HISTORY:**

1. October 21, 1961. City Council adopted Ordinance No. 1320 annexing this property into the Norman Corporate City limits.
2. December 19, 1961. Planning Commission recommended that this property be placed in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. June 9, 2009. City Council approved Resolution No. R-0809-116 amending the NORMAN 2025 Land Use and Transportation Plan from the Low-Density Residential Designation to Commercial Designation.
5. September 29, 2010. A Letter of Map Revision approved by the Federal Emergency Management Agency became effective September 29, 2010, removing the flood plain from this property.
6. April 12, 2012. Planning Commission, on a vote of 7-0, recommended approval of the preliminary plat for S&S Family Properties Addition. This property was included in the preliminary plat but there was no design or use of the property.
7. May 22, 2012. City Council approved the preliminary plat for S&S Family Properties Addition.

**HISTORY (Cont'd):**

8. August 14, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in the C-2, General Commercial District and removed it from A-2, Rural Agricultural District.
9. August 14, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the revised preliminary plat for Legacy Business Park be approved. Formerly known as S & S Family Properties Addition.
10. September 23, 2014. City Council adopted Ordinance No. O-1415-5 placing this property in the C-2, General Commercial District and removing it from A-2, Rural Agricultural District.
11. September 23, 2014. City Council approved the revised preliminary plat for Legacy Business Park Addition. Formerly known as S & S Family Properties Addition.
12. December 11, 2014. Planning Commission, on a vote of 8-0, recommended to City Council that the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments, a Planned Unit Development be approved.
13. January 13, 2015. City Council approved the revised preliminary plat for Legacy Business Park Addition and Legacy Trails Apartments, a Planned Unit Development.
14. July 2, 2015. The Norman Development Committee approved the program of public improvements, site plan, final plat and submit to City Council for consideration.
15. July 28, 2015. City Council approved the final plat for Legacy Business Park Addition, Section 1.
16. December 29, 2015. The final plat for Legacy Business Park Addition, Section 1, was filed of record with the Cleveland County Clerk.

**IMPROVEMENT PROGRAM:**

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans. Their locations have been approved by the Fire Department.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. Sanitary sewer main is existing.

### **IMPROVEMENT PROGRAM (Cont'd)**

4. Sidewalks. There is an existing ten-foot width (Legacy Trail) sidewalk adjacent to Rock Creek Road. Five-foot width sidewalks have been installed adjacent to Pendleton Drive.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. This property will utilize an existing City owned detention pond. This was part of the contracts for the Rock Creek Road overpass and it was agreed this detention pond could be utilized.
6. Streets. Rock Creek Road and Pendleton Drive are existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Quality standards to serve the proposed fire hydrants.

### **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, site plan and final plat are attached.

### **STAFF COMMENTS:**

The engineer for the developer has requested the Development Committee approve the program of public improvements, site plan and final plat for a Replat of Legacy Business Park Addition, Section 1, Block 2 and submit to City Council.

The project will consist of one (1) commercial lot on 2.8347 acres.

Public improvements consist of water lines with fire hydrants.

A traffic impact fees have been paid.