



## Legislation Text

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**File #:** FP-1718-18, **Version:** 1

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CONSIDERATION OF A FINAL PLAT OF A REPLAT FOR PART OF LOT 1, BLOCK 3, NORMAN INDUSTRIAL TRACT, PHASE 2, AND ACCEPTANCE OF PUBLIC DEDICATIONS CONTAINED THEREIN. (1000 WEST ROCK CREEK ROAD)

**BACKGROUND:** This item is a final plat of a Replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase 2, and is located at 1000 West Rock Creek Road.

City Council, at its meeting of March 8, 1960, adopted Ordinance No. 1212 annexing and placing this property in I-1, Light Industrial District. City Council, at its meeting of January 23, 2018 approved the preliminary plat of a Replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase 2. The City Development Committee, at its meeting of February 6, 2018, approved the site plan and final plat of a Replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase 2 and recommended that the site plan and final plat be submitted to City Council for consideration.

The final plat consists of 6.69 acres and one (1) industrial lot with no proposed changes in structures or parking.

**DISCUSSION:** Sidewalks are the only public improvements to be completed as a requirement of this platting process.

Rock Creek Road is an existing city street. However, when Rock Creek Road was constructed as an Industrial Road Improvement Project by the Oklahoma Department of Transportation in 1979, the width of Rock Creek Road did not meet then and does not currently meet City public street standards for roadway width. There is a pending City Traffic Safety Improvement Project to widen Rock Creek Road from the BNSF railroad to approximately 300' west of Stubbeman Avenue and to install two new traffic signal systems, anticipated to be constructed in 2019. The owners will pay \$8,857.20 in traffic impact fees for their portion of upcoming traffic safety improvements on Rock Creek Road. The traffic impact fee in the amount of \$8,857.20 will be required to be submitted prior to filing the final plat.

**STAFF RECOMMENDATION:** The final plat is consistent with the preliminary plat. Based upon the above information, staff recommends approval of the final plat, acceptance of the public dedications contained therein and authorization of the Mayor to sign the final plat subject to the submittal of a traffic impact fee in the amount of \$8,857.20, submittal of subdivision bond/cash surety or the completion of sidewalks for Replat of Part of Lot 1, Block 3, Norman Industrial Tract Phase 2.