



Legislation Text

File #: FP-1718-15, **Version:** 1

CONSIDERATION OF A FINAL PLAT FOR ROBINSON VILLAGE ADDITION (FORMERLY KNOWN AS W.P. OKLAHOMA NURSING ADDITION) AND ACCEPTANCE OF THE PUBLIC DEDICATIONS CONTAINED THEREIN. (501 EAST ROBINSON STREET).

BACKGROUND: This item is a final plat for Robinson Village Addition and is generally located at 501 East Robinson Street (North side of East Robinson Street and approximately 280' east of Porter Avenue). This property consists of 4.56 acres and one lot.

City Council, at its meeting of November 25, 2014, adopted Ordinance O-1415-9 placing this property in RM-6, Medium Apartment District with Special Use for a Convalescent or Nursing Home. Also at its same meeting, City Council approved the preliminary plat for W.P. Oklahoma Nursing Addition. The City Development Committee, at its meeting of February 6, 2018, reviewed and approved the program of public improvements, site plan and final plat for Robinson Village Addition and recommended that the site plan and final plat be submitted to City Council for consideration.

DISCUSSION: A nursing home was previously located on this property. It was constructed during the early 1960s and was not required to plat. Since that time, the facility has been demolished and the new owners propose to build a Senior Independent Living Center. Public improvements consist of an internal looped water line to serve fire hydrants. Detention is not required based on the fact comparing the previous facility and the proposed facility there is less impervious material on the property. Stormwater will be conveyed to an existing underground storm sewer system within the Robinson Street right-of-way. All other improvements are existing. This development has changed access to the property. The existing two drive approaches will be removed and a new drive approach will be installed that lines up with a drive approach on the south side of Robinson Street serving Doctor's Park creating a safer design.

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, recommends the filing of the final plat subject to completion and acceptance of the public improvements or the request for concurrent construction.