

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-10

DATE:
February 10, 2023

STAFF REPORT

ITEM: Consideration of a Final Plat for ALPINE MOTORSPORTS ADDITION.

LOCATION: Generally located one-half mile west of Porter Avenue on the south side of West Tecumseh Road (510 West Tecumseh Road).

INFORMATION:

1. Owners. Michael Roberts.
2. Developer. Michael Roberts.
3. Engineer. J.W. Dansby Engineering.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1312 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 A-2, Rural Agricultural District.
4. March 11, 1971. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the I-1, Light Industrial District and removed from A-2, Rural Agricultural District.
5. March 30, 1971. City Council adopted Ordinance No. 2380 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
6. July 8, 1971. Planning Commission, on a vote of 8-0, approved the preliminary plat for Charleston Heights Addition.
7. January 9, 1975. Planning Commission, on a vote of 7-0, tabled the revised preliminary plat for Charleston Industrial Tract Addition.

HISTORY (CONT'D):

8. February 13, 1975. Planning Commission reviewed the revised preliminary plat for Charleston Heights Industrial Tract and request for alley variance. A motion to approve the requested variance and preliminary plat failed to receive the required 2/3 majority vote, and therefore failed on a vote of 5-3-1.
9. April 10, 1975. Planning Commission, on a vote of 7-1-1, approved the revised preliminary plat for Charleston Heights Industrial Tract Addition.
10. April 10, 1980. The approval of the preliminary plat became invalid
11. December 9, 2021. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Alpine Motorsports Addition be approved.
12. January 18, 2022. City Council approved the preliminary plat for Alpine Motorsports Addition.

IMPROVEMENT PROGRAM:

1. Fire Hydrant. A fire hydrant will be installed in accordance with approved plans. Its location has been approved by the Fire Department..
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. This property is not served by a public sanitary sewer system. Oklahoma Department of Environmental Health has approved a private system to serve the lot.
4. Sidewalks. There is an existing sidewalk adjacent to West Tecumseh Road.
5. Storm Sewers. Drainage and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facility will be constructed for the conveyance of storm water.
6. Streets. West Tecumseh Road street paving is existing.
7. Water Mains. There is an existing 24” water main located on the south side of West Tecumseh Road.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. Street right-of-way for Tecumseh Road 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 approve the program of public improvements, site plan and final plat and submit the site plan and final plat to the City Council for consideration.

The owner is proposing an automotive repair facility on a one-acre lot.

The final plat is consistent with the approved preliminary plat.