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PRELIMINARY PLAT  
PP-2122-10

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ITEM NO. 11

**STAFF REPORT**

ITEM: Consideration of a Preliminary Plat for **TAKE 5 ADDITION.**

LOCATION: Located at the southwest corner of the intersection of Cedar Lane Road and Classen Boulevard.

INFORMATION:

1. Owner. The Henfling Living Trust: Patricia Keithley.
2. Developer. Driven Brands, Inc.
3. Engineer. JM Civil Engineering.

HISTORY:

1. October 21, 1961. City Council adopted Ordinance No. 1318 annexing this property into the Norman Corporate City Limits without zoning.
2. December 12, 1961. City Council adopted Ordinance No. 1322 placing this property in the A-2, Rural Agricultural District.
3. June 20, 1967. 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.
4. September 12, 1967. City Council adopted Ordinance No. 1986 placing this property in the I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. November 13, 1997. Planning Commission, on a vote of 8-0, postponed the request to place this property in the C-1, Local Commercial District with special use for gasoline sales and removing it from I-1, Light Industrial District at the request of staff.
6. November 13, 1997. Planning Commission, on a vote of 8-0, postponed the preliminary plat for Diane Addition at the request of staff.

7. December 11, 1997. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in the C-1, Local Commercial District without a special use for gasoline sales and removed from I-1, Light Industrial District.
8. December 11, 1997. Planning Commission, on a vote of 7-0, approved the preliminary plat for Diane Addition.
9. February 24, 1998. City Council adopted Ordinance No. O-9798-22 placing this property in C-1, Local Commercial District and removing it from I-1, Light Industrial District. With the applicant's concurrence, rezoning with special use for gas sales was deleted.
10. March 10, 2022. The applicant has requested that this property be placed in the C-2, General Commercial District and removed from C-1, Local Commercial District.

#### IMPROVEMENT PROGRAM:

1. Fire Hydrant. There is an existing fire hydrant to serve the property.
2. Permanent Markers. Permanent markers will be installed prior to filing of a final plat.
3. Sanitary Sewers. A public sanitary sewer main will be installed from the east side of Classen Boulevard to serve the property. Improvements will be installed in accordance with approved plans and City and Oklahoma Department of Environmental Health standards. The agent for the applicant will need to obtain a permit from Department of Transportation for boring under Classen Boulevard.
4. Sidewalks. There is an existing sidewalk adjacent to Cedar Lane Road. A sidewalk will be required to be constructed adjacent to Classen Boulevard.
5. Drainage. 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. Cedar Lane Road and Classen Boulevard street paving are existing.
7. Water Mains. There is an existing 12-inch water main adjacent to Cedar Lane Road and 8-inch and 12-inch adjacent to Classen Boulevard.

#### PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City with a final plat.
2. Rights-of-Way. Street rights-of-way are existing.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat and site plan are included in the Agenda Book.

**STAFF COMMENTS AND RECOMMENDATION:** The owner is proposing an automotive oil change facility on a 1.38 acres lot. Staff recommends approval of the preliminary plat for Take 5 Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the preliminary plat for Take 5 Addition to City Council.

**ACTION TAKEN:** \_\_\_\_\_