

DEVELOPMENT COMMITTEE

FINAL PLAT
FP-2223-9

DATE:
December 30, 2022

STAFF REPORT

ITEM: Consideration of a Final Plat for **TAKE FIVE NORMAN ADDITION**

LOCATION: Located at the southwest corner of the intersection of Classen Boulevard (U.S. Highway No. 77) and Cedar Lane Road.

INFORMATION:

1. Owners. 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. Planning Commission, on a vote of 5-0, recommended to City Council that this property be place in the C-2, General Commercial District and removed from C-1, Local Commercial District
11. March 10, 2022. Planning Commission, on a vote of 5-0, recommended to City Council the approval of the preliminary plat for Take 5 Addition.
12. April 26, 2022. City Council adopted Ordinance No. O-2122-39 placing this property in the C-2, General Commercial District and removing it from C-1, Local Commercial District.
13. April 26, 2022. City Council approved the preliminary plat for Take 5 Addition.

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 the 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. A portion of the sanitary sewer system will be private with a private lift station.
4. Sidewalks. There are existing sidewalks adjacent to Cedar Land Road. The developer will construct sidewalks adjacent to Classen Boulevard.
5. Storm Sewers. Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Privately maintained detention facilities will be constructed for the conveyance of storm water.
6. Streets. Classen Boulevard and Cedar Lane Road street paving are existing.

7. Water Mains. 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 on the final plat.
2. Rights-of-Way. Street rights-of-way will be dedicated to the City on the final plat.

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 City Development Committee approve the program of public improvements, site plan and final plat and submit the site plan and final plat to City Council for consideration.

This property consists of 1.38 acres with one (1) proposed commercial lot for an oil change facility.

The Development Committee approved concurrent construction with the acceptance of Subdivision Bond No. B-2223-55.

The final plat is consistent with the approved preliminary plat.