



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 02/14/2023

**REQUESTER:** Ken Danner, Subdivision Development Manager

**PRESENTER:** Shawn O'Leary, Director of Public Works

**TITLE:** CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF FINAL PLAT FP-2223-9: A FINAL PLAT AND SITE PLAN FOR TAKE FIVE NORMAN ADDITION. (LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CLASSEN BOULEVARD AND CEDAR LANE ROAD).

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### **BACKGROUND:**

This item is a final site development plan and final plat for Take Five Norman Addition located at the southwest corner of the intersection of Classen Boulevard and Cedar Lane Road. The property consists of 1.38 acres and one commercial lot. The lot is a proposed as an automotive oil change facility.

City Council, at its meeting of April 26, 2022, adopted Ordinance O-2122-39 placing this property in the C-2, General Commercial District. In addition, City Council, at its meeting of April 26, 2022 approved the preliminary plat for Take Five Norman Addition.

The Norman Development Committee, on December 27, 2022, accepted Subdivision Bond B-2223-55 securing public improvements. On December 30, 2022, the Norman Development Committee approved the program of public improvements, site plan and final plat for Take Five Norman Addition.

### **DISCUSSION:**

Construction plans have been reviewed for the required public improvements for this development. These improvements consist of a public sanitary sewer main under Classen Boulevard, drainage and sidewalk. Stormwater runoff will be conveyed to a privately maintained detention facility.

### **RECOMMENDATION:**

The final plat is consistent with the approved preliminary plat. Based on the above information, staff recommends acceptance of the public dedications, approval of the site plan and final plat and filing of the final plat for Take Five Norman Addition. In addition, staff has received \$129,540 in recoupment fees in connection with the Cedar Lane Road Paving Project.