

PRELIMINARY PLAT

ITEM NO. 7

PP-2223-8

STAFF REPORT

ITEM: Consideration of a preliminary plat for **SIMPLE STORAGE ADDITION**.

LOCATION: Generally located near the northeast corner of the intersection of 24th Avenue S.E. and Imhoff Road.

INFORMATION:

1. Owners. Simple Storage, L.L.C.
2. Developer. Simple Storage, L.L.C.
3. Engineer. Blew and Associates, PA.

HISTORY:

1. October 18, 1961. City Council adopted Ordinance No. 1314 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. March 10, 1983. Planning Commission, on a vote of 8-0, recommended to City Council that this property be placed in C-1, Local Commercial District and removed from A-2, Rural Agricultural District.
4. March 10, 1983. Planning Commission, on a vote of 8-0, approved the preliminary plat for East Ridge Addition.
5. April 12, 1983. City Council adopted Ordinance No. O-8283-75 placing this property in C-1, Local Commercial District and removing it from A-2, Rural Agricultural District.
6. July 10, 1997. Planning Commission, on a vote of 6-0, recommended to City Council that this property be placed in C-2, General Commercial District and removed from C-1, Local Commercial District.

7. August 26, 1997. City Council adopted Ordinance No. O-9798-2 placing this property in the C-2, General Commercial District and removing it from the C-1, Local Commercial District.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants will be installed in accordance with approved plans and City Standards. Their locations will be approved by the Fire Department.
2. Sanitary Sewers. Sanitary sewer mains are existing serving the two (2) proposed lots.
3. Sidewalks. Sidewalks will be required adjacent to Imhoff Road. There is an existing sidewalk adjacent to 24th Avenue S.E.
4. Storm Sewers. Storm water run off will be conveyed to a proposed privately-maintained detention facility within each lot.
5. Streets. Imhoff Road and 24th Avenue S.E. are existing.
6. Water Mains. Water mains adjacent to Imhoff Road and 24th Avenue S.E. are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements will be dedicated to the City on the final plat.
2. Rights-of-Way. All street rights-of-way will be dedicated to the City on the final plat.

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

STAFF COMMENTS AND RECOMMENDATION: This property consists of 9.85 acres. There are two (2) proposed lots. One lot is fronting 24th Avenue S.E. and the other lot is fronting Imhoff Road. The proposed use is commercial.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for Simple Storage Addition to City Council.

ACTION TAKEN: _____