

SHORT FORM PLAT
SFP-2223-3

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2223-3, ZAYDEN'S PLACE (Historic Berry Farm Addition).**

LOCATION: Located at 1300 West Lindsey Street.

INFORMATION:

1. Owner. Sooner Traditions Realty, L.L.C.
2. Developer. Sooner Traditions Realty, L.L.C.
3. Surveyor. Arc Engineering Consultants, L.L.C.

HISTORY:

1. April 14, 1959. City Council adopted Ordinance No. 1136 annexing this property into the Norman Corporate City Limits and placing it into the R-1, Single-Family Dwelling District.
2. November 24, 1964. City Council adopted Ordinance No. 1591 placing this property in C-1, Local Commercial District and R-3, Multi-Family Dwelling District and removing it from R-1, Single-Family Dwelling District.
3. June 1, 1970. Planning Commission, on a vote of 8-0, approved the preliminary plat for Berry Estates Addition.
4. June 11, 1975. The approval of the preliminary plat for this property became null and void.
5. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council that a portion of this property be placed in CO, Suburban Office Commercial District and removed from C-1, Local Commercial District.
6. April 11, 2002. Planning Commission, on a vote of 7-0, recommended to City Council the approval of the preliminary plat for Historic Berry Farms Addition.

7. May 28, 2002. City Council adopted Ordinance No. O-0102-48 placing a portion of this property in the CO, Suburban Office Commercial District and removing it from the C-1, Local Commercial District.
8. May 28, 2002. City Council approved the preliminary plat for Historic Berry Farms Addition.
9. July 11, 2002. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the final plat for Historic Berry Farms Addition with the deferral of paving and sidewalk improvements.
10. November 26, 2002. City Council approved the final plat for Historic Berry Farms Addition subject to the receipt of \$13,981.90 for deferral of street paving and sidewalks in connection with Lindsey Street.
11. March 17, 2003. The final plat for Historic Berry Farms Addition was filed of record with the Cleveland County Clerk.
12. January 12, 2023. Planning Commission, on a vote of 9-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Commercial Designation and High Density Residential Designation to Commercial Designation.
13. January 12, 2023. Planning Commission, on a vote of 9-0, recommended to City Council placing this property in the SPUD, Simple Planned Unit Development and removing it from CO, Suburban Office Commercial District and R-3, Multi-Family Dwelling District.
14. February 28, 2023. City Council approved Resolution No. R-2223-76 amending the NORMAN 2025 Land Use and Transportation Plan placing this property in the Commercial Designation and removing it from Commercial and Residential Designations.
15. February 28, 2023. City Council adopted Ordinance No. O-2223-22 placing this property in the SPUD, Simple Planned Unit Development and removing it from R-3, Multi-Family Dwelling District and C-1, Local Commercial District.
16. February 28, 2023. City Council approved Resolution No. R-2223-98 exempting sidewalk improvements in connection with Rebecca Lane.
17. May 11, 2023. Planning Commission meeting was cancelled due to severe weather.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks are existing adjacent to West Lindsey Street. City Council, at its meeting of February 28, 2223, approved Resolution No. R-2223-98 exempting the requirements for sidewalks adjacent to Rebecca Lane.
4. Streets. Street improvements are existing.
5. Water. Water improvements are existing.

PUBLIC DEDICATIONS:

1. Easements. All required easements are existing.
2. Right-of-Way. Street rights-of-way are existing.

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

STAFF COMMENTS AND RECOMMENDATION: The property was platted as one (1) lot. The owners desire to create two (2) lots. The property consists of 2.19 acres. The developer intends to construct a retail facility on Lot 1. The existing office building is to remain on Lot 2. There are no changes to access Lindsey Street. Staff recommends approval of Short Form Plat No. SFP-2223-3 for Zayden's Place (Lot 1, Block 1, Historic Berry Farm Addition).

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2223-3 for Zayden's Place (Lot 1, Block 1, Historic Berry Farm Addition), and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____