
SHORT FORM PLAT
SFP-2122-5

ITEM NO. 4

STAFF REPORT

ITEM: Consideration of **SHORT FORM PLAT NO. SFP-2122-5 FOR MEDWISE
CLASSEN ADDITION.**

LOCATION: Generally located on the east side of Classen Boulevard and 610' south of Cedar Lane Road.

INFORMATION:

1. Owner. W.P. Land, LLC and Heritage Fine Homes Investments, LLC.
2. Developer. 2Z Development, LLC.
3. Surveyor. Dodson-Thompson-Mansfield, PLLC.

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 8-0, recommended to City Council that this property be placed in 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 I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.
5. December 14, 1984. Planning Commission approved the preliminary plat for South Lake Industrial Park Addition.
6. December 14, 1989. The preliminary plat for South Lake Industrial Park Addition became null and void.

7. May 8, 2014. The Planning Commission, on a vote of 6-0, postponed a request to amend the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property, and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
8. May 8, 2014. Planning Commission, on a vote of 6-0, postponed a request to place this property in C-2, General Commercial District and remove it from I-1, Light Industrial District at the request of the attorney for the applicant.
9. May 8, 2014. Planning Commission, on a vote of 6-0, postponed the preliminary plat for St. James Centre Addition, at the request of the attorney for the applicant.
10. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council amending the NORMAN 2025 Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area for a portion of the property.
11. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
12. June 12, 2014. Planning Commission, on a vote of 6-0, recommended to City Council that the preliminary plat for St. James Centre Addition be approved.
13. July 22, 2014. City Council postponed Resolution No. R-1314-123 at the request of the applicant.
14. July 22, 2014. City Council postponed Ordinance No. O-1314-50 at the request of the applicant.
15. July 22, 2014. City Council postponed the preliminary plat for St. James Centre Addition at the request of the applicant.
16. August 12, 2014. City Council amended the NORMAN Land Use and Transportation Plan from Low Density Residential Designation to Commercial Designation for a portion of the property and from Mixed Use/Special Planning Area 7 and Future Urban Service Area to Commercial Designation and Current Urban Service Area.

17. August 12, 2014. City Council adopted Ordinance No. O-1314-50 placing this property in C-2, General Commercial District and removing it from I-1, Light Industrial District.
18. August 12, 2014. City Council approved the preliminary plat for St. James Centre Addition.
19. August 11, 2021. The Norman Development Committee approved the preliminary plat for St. James Centre Addition for an additional five years.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Sanitary Sewers. Sanitary sewer is existing.
3. Sidewalks. Sidewalks will be bonded by the developer and constructed prior to a Certificate of Occupancy.
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 right-of-way is 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 consists of 1.0029 acres and one lot. The developer intends to construct a MedWise Urgent Care facility on the property. There are no proposed drives to Classen Boulevard. Access will be internally from the Wal-Mart property. Staff recommends approval of Short Form Plat No. SFP-2122-5 for MedWise Addition.

ACTION NEEDED: Approve or disapprove Short Form Plat No. SPF-2122-5 for MedWise Addition, and, if approved, direct the filing thereof with the Cleveland County Clerk.

ACTION TAKEN: _____