



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/11/2024

REQUESTER: Nyssa Raatko, L.L.C.

PRESENTER: Ken Danner, Subdivision Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF PP-2324-16: CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY NYSSA RAATKO, L.L.C. (MAXBAS LAND SURVEYING, P.L.L.C.) FOR REPLAT OF SALYER ADDITION FOR 0.543 ACRES OF PROPERTY LOCATED AT 2505 WEST MAIN STREET.

ITEM: Consideration of a Preliminary Plat for a REPLAT OF SALYER ADDITION.

LOCATION: Located at 2505 West Main Street.

INFORMATION:

1. Owner. NYSSA RAATKO, LLC.
2. Developer. NYSSA RAATKO, LLC.
3. Engineer. MacBax Land Surveying.

HISTORY:

1. July 21, 1959. City Council adopted Ordinance No. 1156 annexing and placing a portion of this property in C-2, General Commercial District.
2. October 21, 1961. City Council adopted Ordinance No. 1313 annexing a portion of this property into the Corporate City limits.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing a portion of this property in A-2, Rural Agricultural District.
4. April 23, 1963. City Council adopted Ordinance No. 1474 placing a portion of this property in I-1, Light Industrial District and removing it from A-2, Rural Agricultural District.

5. July 23, 1968. City Council adopted Ordinance No. 2091 placing a portion of this property in I-1, Light Industrial Zoning District and removing it from A-2, Rural Agricultural District.
6. February 10, 1977. Planning Commission, on a vote of 8-0, recommended to the City Council that this property be placed in C-2, General Commercial District and be removed from I-1, Light Industrial District and A-2, Rural Agricultural District.
7. February 10, 1977. Planning Commission, on a vote of 8-0, approved the preliminary plat for Salyer Addition.
8. March 1, 1977. City Council adopted Ordinance No. O-7677-45 placing this property in the C-2, General Commercial District and removing it from I-1, Light Industrial District and A-2, Rural Agricultural District.
9. March 10, 1977. Planning Commission, on a vote of 8-0, recommended to City Council that the final plat for Salyer Addition be approved.
10. March 10, 1978. Planning Commission approval of the preliminary plat for Salyer Addition expired.
11. November 9, 1978. Planning Commission, on a vote of 8-0, recommended to City Council the approval of the final plat for Salyer Addition.
12. February 19, 1980. City Council approved the final plat for Salyer Addition.
13. February 26, 1980. The final plat for Salyer Addition was filed of record with the Cleveland County Clerk.
14. July 11, 2019. Planning Commission recommendation for adoption of Ordinance O-1920-1 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District failed by a vote of 2-4.
15. November 12, 2019. City Council adopted Ordinance No. O-1920-1 placing this property in the SPUD, Simple Planned Unit Development and removing it from C-2, General Commercial District.
16. April 11, 2024. The applicant has made a request to place a portion of the property in C-2, General Commercial District and remove it from SPUD, Simple Planned Unit Development.

IMPROVEMENT PROGRAM:

1. Fire Hydrants. Fire hydrants are existing.
2. Permanent Markers. Permanent markers will be installed prior to filing of the final plat.
3. Sanitary Sewers. There is an existing sanitary sewer main that will serve both lots.

4. Sidewalks. Sidewalk is existing adjacent to West Main Street.
5. Drainage. There are no additional drainage requirements. The area to be constructed is already impervious.
6. Streets. West Main Street paving is existing.
7. Water Mains. Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. An existing 6-inch (6") water main will be upgraded to a 12-inch (12") water main.

PUBLIC DEDICATIONS:

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

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

STAFF COMMENTS AND RECOMMENDATION: The owner proposes to develop a commercial lot within the development. The property consist of 3.15 acres and two (2) lots Staff recommends approval of the preliminary plat for a Replat of Salyer Addition.

ACTION NEEDED: Recommend approval or disapproval of the preliminary plat for a Replat of Salyer Addition to City Council.